

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

	Calculated Fee
Permanent Use - Road	\$14,110
Permanent Use - Water Quality Pond	\$9,096
Temporary Use - Embankment Area	\$2,016
Temporary Use - Storage Area	\$2,052
TOTAL =	\$27,273

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

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Permanent Use - Roadway		Project: Meadow Lake Street Extension	
TCAD Land Value of Adjacent Properties (\$):		\$63,000	Onion Creek Greenbelt
		MOU #	19-004
Avg. Lot Size (sq. ft.):	10,215	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$6	<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 (\$):	\$94,068	<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 (\$):	\$14,110	<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.):	10,215	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$6	<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 (\$):	\$60,639	<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 (\$):	\$9,096	<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	
		Onion Creek Greenbelt	
		MOU #	19-004
TCAD Land Value of Adjacent Properties (\$):	\$63,000		
Average Lot Size (sq. ft.):	10,215	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Ft. (\$):	\$6	<i>Average</i>	
Requested Area (sq. ft.):	26,136	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Annual Value of Requested Area (\$)	\$161,259	<i>Area requested multiplied by Value per Square Ft.</i>	
Adjusted Annual Value of Requested Area (\$)	\$16,126	<i>(15% Rate of Return)</i>	
Monthly Value of Requested Area (\$)	\$1,344	<i>Adjusted Annual Value divided by 12</i>	
Daily Temporary Use Rate (\$):	\$45	<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 (\$):	\$2,016	<i>Daily Temporary Use Fee multiplied by Days Requested</i>	

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		Project: Meadow Lake Street Extension	
		Onion Creek Greenbelt	
		MOU #	19-004
Temporary Use - Storage			
TCAD Land Value of Adjacent Properties (\$):	\$63,000		
Average Lot Size (sq. ft.):	10,215	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Ft. (\$):	\$6	<i>Average</i>	
Requested Area (sq. ft.):	2,178	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Annual Value of Requested Area (\$)	\$13,438	<i>Area requested multiplied by Value per Square Ft.</i>	
Adjusted Annual Value of Requested Area (\$)	\$1,344	<i>(15% Rate of Return)</i>	
Monthly Value of Requested Area (\$)	\$112	<i>Adjusted Annual Value divided by 12</i>	
Daily Temporary Use Rate (\$):	\$4	<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 (\$):	\$2,052	<i>Daily Temporary Use Fee multiplied by Days Requested</i>	