



MEMORANDUM OF UNDERSTANDING

TO: Joseph G. Pantalione, P.E.
Director, Watershed Protection Department

M.O.U. # PARD 18-002

FROM: Sara Hensley, CPRP
Director, Parks and Recreation Department

SUBJECT: Little Walnut Creek - Flood Risk Reduction Project
Project I.D. 5754.086 : FDU 4850 6307 6423

DATE: 2/6/19

The Watershed Protection Department (WPD) and the Parks and Recreation Department (PAR) acknowledge that the property located at 1101 Mearns Meadow Blvd serves important functions for the community, including the Mearns Meadow storm water detention pond and the Quail Creek Neighborhood Park. WPD and PAR also both acknowledge the need to provide additional flood risk reduction measures in this area and the resulting need to expand the existing detention pond. Therefore, WPD is allowed to use the parkland located at Quail Creek Neighborhood Park, as part of the work site for the above referenced project, as indicated in Attachment "B" (Location Map).

The parkland is to be used for Permanent Use and Temporary Use. The requested areas are:

Permanent Use (Additional Drainage Easement): 69,970 sq. ft. = \$215,508

Temporary Use (Staging Area): 20,083 sq. ft. = \$80,636

Total Mitigation Amount (Without Park Improvements) = \$296,143

Watershed Protection Department (WPD) is in agreement to provide the following mitigation in return for permanent and temporary use of the parkland (Park Improvements):

New Concrete Trail and ADA Sidewalk 3,536 sq. ft. = \$35,360

Granite Gravel Hike and Bike Trail 1,475 sq. yd. = \$51,613

Pedestrian Railing 920 lf. = \$23,000

Bermuda Block Sodding 9,913 sq. yd. = \$49,564

Small Block Limestone 335 ton = \$36,905

Big Block Limestone 128 ton = \$11,520

Subtotal Park Improvements = \$207,962

Total Mitigation Amount (Without Park Improvements) = \$296,143

Total Park Improvements = \$207,962

Total Remaining Mitigation Balance = \$ 88,181

Improvements to Quail Creek Neighborhood Park

As part of the drainage pond expansion project, WPD will provide all of the above mentioned park improvements. The cost of each improvement is deducted from the overall total mitigation amount. The total remaining balance in the amount of \$88,181 will be transferred and will be paid within 30 Calendar Days after execution of this Memorandum of Understanding.

Extension/modification of parkland use must receive prior written approval from PARD. Additional fees will be assessed at the same daily rate as stated in Attachment "A" of this M.O.U.

The estimated Project Start Date is January 2020

The estimated duration of the parkland use is 1095 Calendar Days.

Estimated Date of Final Completion (Restoration complete and accepted by Environmental Inspector and PARD; Parkland open for Public Use) is January 2023

Watershed Protection Department Point of Contact is: David Trujillo, P.E.

Phone Number: 974-3496

Public Works Department Point of Contact is: Larry Mendez

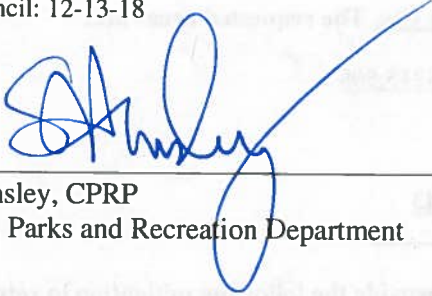
Phone Number: 974-7124

PARD Point of Contact is: Gregory Montes

Phone Number: 974-9458

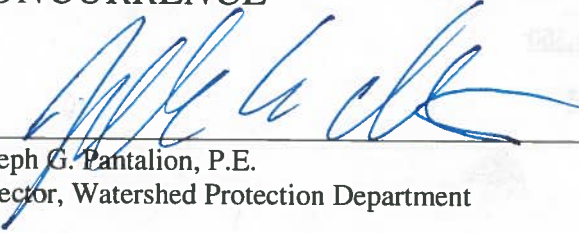
Parks & Recreation Board: 10-23-18

City Council: 12-13-18


Sara Hensley, CPRP
Director, Parks and Recreation Department

3-1-19
Date

CONCURRENCE


Joseph G. Pantalion, P.E.
Director, Watershed Protection Department

2/26/19
Date

Attachments: A (Mitigation Calculation Worksheet)
B (Location Map)

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

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

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

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

Permanent Use - Additional Drainage Easement		Project: Little Walnut Creek - Flood Risk Reduction Project	
		Quail Creek Neighborhood Park	
		MOU #	18-002
TCAD Land Value of Adjacent Properties (\$):		\$75,000	
Avg. Lot Size (sq. ft.):		8,520	Based on City-wide average for lots zoned SF-3
Value per Square Foot. (\$):		\$9	TCAD Land Value divided by Avg. Lot Size
Requested Area (sq. ft.):		69,970	Submitted by Requesting Department/Entity
Preliminary Mitigation Value (\$):		\$615,736	Requested Area multiplied by the Value per Square Foot
Disturbance Value (%):		35.00%	Based on limitations on future development for that portion of parkland (see table below)
Final Mitigation Value (\$):		\$215,508	Preliminary Mitigation Value multiplied by the Disturbance Value
DISTURBANCE VALUES			
35%	Area can still be developed with minimal or no limitations (underground work/materials with no/few above ground appurtenances/fixtures)		
50%	Area can still be developed with moderate limitations (underground work/materials with some small/medium appurtenances/fixtures)		
.75%	Development severely limited (underground work/materials with large or several small/medium appurtenances/fixtures)		
100%	No future park development possible in the area - dedicated to installation (underground and/or surface appurtenances/fixtures)		

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

Temporary Use - Staging		Project: Little Walnut Creek - Flood Risk Reduction Project	
		Quail Creek Neighborhood Park	
		MOU #	18-002
TCAD Land Value of Adjacent Properties (\$):		\$75,000	
Average Lot Size (sq. ft.):		8,520	Based on City-wide average for lots zoned SF-3
Value per Square Ft. (\$):		\$9	Average
Requested Area (sq. ft.):		20,083	Submitted by Requesting Department/Entity
Preliminary Annual Value of Requested Area (\$)		\$176,730	Area requested multiplied by Value per Square Ft.
Adjusted Annual Value of Requested Area (\$)		\$26,510	(15% Rate of Return)
Monthly Value of Requested Area (\$)		\$2,209	Adjusted Annual Value divided by 12
Daily Temporary Use Rate (\$):		\$74	Monthly Value divided by 30 (Average number of days in a month)
Days Requested:		1095	Submitted by Requesting Department/Entity
Temporary Use Rate (\$):		\$80,536	Daily Temporary Use Fee multiplied by Days Requested






Relocation Notes
(Items to be relocated at PARD's discretion)

- BENCH (2 TOTAL)
- EXERCISE BARS (6 TOTAL)
- PARK SIGN (3 TOTAL)
- PARALLEL BARS (1 TOTAL)

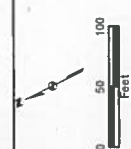
Tree Removals

- SURVEYED TREE (>8") TO BE REMOVED (33 TOTAL)
- UNSURVEYED TREE (<8") TO BE REMOVED (22 TOTAL)

Key to Features

- PROPOSED CONTOUR (1" INTERVAL)
- EXISTING STORM DRAIN
- TO BE REMOVED
- EXISTING PEDESTRIAN PATHWAY
- PROPOSED DISSIPATOR
- PROPOSED DETENTION POND EXTENSION
- AREA TO REMAIN OPEN

Disclaimer:
Every effort has been made to ensure the accuracy of the data shown on this map. The user assumes all liability of damages due to errors or omissions.



Little Walnut Creek
Proposed Changes at Quail Creek Park

