

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

	Calculated Fee
Permanent Use - Downtown	\$1,491,945
Temporary Use - Downtown Work Area	\$185,998
Temporary Use - Downtown Staging Area	\$93,050
TOTAL =	\$1,770,993

Project:	AE - Brazos Ductbank - Waller Beach at Town Lake Metro Park	
	MOU 24-003	

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Permanent Use - Downtown		Project: AE - Brazos Ductbank - Waller Beach at Town Lake Metro Park	
TCAD Land Value of Adjacent Properties (\$):		\$406,178,487	0
		MOU 24-003	
Avg. Lot Size (sq. ft.):	1,249,780	<i>Based on subject property</i>	
Value per Square Ft. (\$):	\$325	<i>TCAD Land Value divided by subject property</i>	
Requested Area (sq. ft.):	13,116	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$4,262,700	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	35%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$1,491,945	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
DISTURBANCE VALUES			
	Area can still be developed with minimal or no limitations		
35%	<i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>		
	Area can still be developed with moderate limitations		
50%	<i>(underground work/materials with some small/medium appurtenances/fixtures)</i>		
	Development severely limited		
75%	<i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>		
	No future park development possible in the area - dedicated to installation		
100%	<i>(underground and/or surface appurtenances/fixtures)</i>		

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		Project:	AE - Brazos Ductbank - Waller Beach at Town Lake Metro Park	
Temporary Use - Downtown 1			0	
			MOU 24-003	
Average Daily Cost to Park Car (\$):	\$24	<i>Based on average for downtown parking lot fees</i>		
Parking Space Size (Sq. Ft.):	151	<i>Based on standard parking space</i>		
Requested Area (Sq. Ft.):	7,314	<i>Submitted by Requesting Department/Entity</i>		
Equivalent Number of Parking Spaces:	48	<i>Requested Area divided by standard parking space</i>		
Daily Mitigation Rate (\$):	\$1,162	<i>Equivalent Number of Parking Spaces multiplied by Average Daily Cost to park car</i>		
Days Requested:	160	<i>Submitted by Requesting Department/Entity</i>		
Total Mitigation Rate (\$):	\$185,998	<i>Daily Mitigation Rate multiplied by Days Requested</i>		

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		Project:	AE - Brazos Ductbank - Waller Beach at Town Lake Metro Park	
Temporary Use - Downtown 2			0	
			MOU 24-003	
Average Daily Cost to Park Car (\$):	\$24	<i>Based on average for downtown parking lot fees</i>		
Average Lot Size (Sq. Ft.):	151	<i>Based on standard parking space</i>		
Requested Area (Sq. Ft.):	3,659	<i>Submitted by Requesting Department/Entity</i>		
Equivalent Number of Parking Spaces:	24	<i>Requested Area divided by Average Lot Size</i>		
Daily Mitigation Rate (\$):	\$582	<i>Equivalent Number of Parking Spaces multiplied by Average Daily Cost to park car</i>		
Days Requested:	160	<i>Submitted by Requesting Department/Entity</i>		
Total Mitigation Rate (\$):	\$93,050	<i>Daily Mitigation Rate multiplied by Days Requested</i>		

Prop ID	Avg Sq Ft	Land Value
190751	1,249,780	\$406,178,487
	1,249,780	\$406,178,487
Totals		

Waller Beach at Town Lake Metro Park