

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



Mitigation Worksheet Summary

Project:	IH-35 CapEx - East Ave - Waller Beach
Park:	Waller Beach at Town Lake Metro Park
Requesting Department:	Austin Water
MOU #:	26-002

Use Type	Calculated Fee
Permanent Use	\$955,964
Temporary Use	\$99,476
TOTAL	\$1,055,440
Credit for Park Improvements	\$0
TOTAL	\$1,055,440

	Mitigation Worksheet for Permanent Use		Project:	IH-35 CapEx - East Ave - Waller Beach
			Park:	Waller Beach at Town Lake Metro Park
			Requesting Department:	Austin Water
			MOU #:	26-002
Geographic Area Code	DT	Identified by requested area site geography		
Average Value per Square Foot. (\$):	\$426.29	Calculated by Geographic Area average		
Wastewater Permanent Use (sq. ft.):	5,980	Submitted by Requesting Department/Entity		
Preliminary Mitigation Value (\$):	\$2,549,235	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)		
Park Use Factor (%):	0.00%	Based on the recreational or park value of the proposed use.		
Final Mitigation Value (\$):	\$ 892,233	Preliminary Mitigation Value multiplied by the Disturbance Value		

Disturbance Values		
Percentage of Fee	Comments	Example Uses
10%	Nominal effect on use and utility	Small subsurface water or sewer line
25%	Subsurface or air rights that have minimal effect on use and utility	Larger subsurface water or sewer line with minimal impacts on future development
35%	Location along a property line or non usable land area	Water or sewer line, cable lines or other subsurface use with limited impacts on developable area
50%	Balanced use by both owner and easement holder	Water or sewer line, cable lines with exceptions in the DOU allowing parklike amenities
65%	Some impact on surface use and conveyance of ingress/egress rights	Pipelines or other limited surface impacts with maintenance requirements and limited development potential
75%	Major impact on surface use and conveyance of future uses	Pipelines, drainage easements, flowage easements that restrict future use
90%	Severe impact on surface use and conveyance of future uses	Overhead electric, drainage easements, or other use with restrictions on future use
100%	Permanently dedicated to installation	ROW or other use with surface impact on parkland

Areas within an existing easement or declaration of use are limited to the remaining eligible percentage.

Adapted From: Right of Way Magazine "Easement Valuation" Sherwood, May/June 2006. Provided by City of Austin Office of Real Estate

 Mitigation Worksheet for Permanent Use		Project:	IH-35 CapEx - East Ave - Waller Beach
		Park:	Waller Beach at Town Lake Metro Park
		Requesting Department:	Austin Water
		MOU #:	26-002
Geographic Area Code	DT	<i>Identified by requested area site geography</i>	
Average Value per Square Foot. (\$):	\$426.29	<i>Calculated by Geographic Area average</i>	
Subterranean Wastewater Permanent Use (sq. ft.):	1,495	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$637,309	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	10.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Park Use Factor (%):	0.00%	<i>Based on the recreational or park value of the proposed use.</i>	
Final Mitigation Value (\$):	\$ 63,731	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	

Disturbance Values		
Percentage of Fee	Comments	Example Uses
10%	<i>Nominal effect on use and utility</i>	Small subsurface water or sewer line
25%	<i>Subsurface or air rights that have minimal effect on use and utility</i>	Larger subsurface water or sewer line with minimal impacts on future development
35%	<i>Location along a property line or non usable land area</i>	Water or sewer line, cable lines or other subsurface use with limited impacts on developable area
50%	<i>Balanced use by both owner and easement holder</i>	Water or sewer line, cable lines with exceptions in the DOU allowing parklike amenities
65%	<i>Some impact on surface use and conveyance of ingress/egress rights</i>	Pipelines or other limited surface impacts with maintenance requirements and limited development potential
75%	<i>Major impact on surface use and conveyance of future uses</i>	Pipelines, drainage easements, flowage easements that restrict future use
90%	<i>Severe impact on surface use and conveyance of future uses</i>	Overhead electric, drainage easements, or other use with restrictions on future use
100%	<i>Permanently dedicated to installation</i>	ROW or other use with surface impact on parkland

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Mitigation Worksheet for Temporary Use

Project: IH-35 CapEx - East Ave - Waller Beach
 Park: Waller Beach at Town Lake Metro Park
 Requesting Department: Austin Water
 MOU #: 26-002

Geographic Area Code	DT	Identified by requested area site geography
Average Value per Square Foot. (\$):	\$426.29	Calculated by Geographic Area average
Requested Area (sq. ft.):	3,590	Submitted by Requesting Department/Entity
Preliminary Annual Value of Requested Area (\$):	\$1,530,393.39	Area requested multiplied by Value per Square Foot
Adjusted Annual Value of Requested Area (\$):	\$229,559.01	(15% Rate of Return)
Monthly Annual Value of Requested Area (\$):	\$19,129.92	Adjusted Annual Value divided by 12
Daily Temporary Use Rate (\$):	\$637.66	Monthly Value divided by 30 (average number of days in a month)
Days Requested:	156	Submitted by Requesting Department/Entity
Final Temporary Mitigation Value (\$):	\$99,476	Daily Temporary Use Rate multiplied by Days Requested

Area Code	Average Value Per Acre	Average Value Per SF
2	\$1,973,184.05	\$45.30
3	\$2,085,860.02	\$47.89
4	\$2,501,233.56	\$57.42
5	\$2,236,517.72	\$51.34
6	\$2,868,940.51	\$65.89
7	\$7,962,102.77	\$182.76
9	\$1,096,571.89	\$25.18
11	\$583,427.72	\$13.39
10N	\$1,455,406.08	\$33.41
10S	\$1,312,654.71	\$30.13
1A	\$1,715,038.08	\$39.37
1B	\$4,153,945.68	\$95.36
1N	\$1,286,241.70	\$29.53
2N	\$863,309.37	\$19.82
3E	\$681,370.04	\$15.64
5E	\$485,557.44	\$11.15
8E	\$2,459,786.29	\$56.47
8W	\$1,745,362.60	\$40.07
CLS_Williamson	\$1,230,799.45	\$28.26
DT	\$18,577,460.35	\$426.29
HH_Hays	\$57,767.70	\$1.33
LN	\$631,493.94	\$14.50
LS	\$1,524,818.28	\$35.01
MA	\$414,983.11	\$9.53
N	\$897,449.29	\$20.60
N_Williamson	\$575,899.32	\$13.22
NE	\$565,020.05	\$12.97
NW	\$1,335,495.83	\$30.66
NW_Williamson	\$894,429.69	\$20.53
PF	\$651,637.33	\$14.96
RN	\$961,357.18	\$22.07
RRW_Williamson	\$716,466.44	\$16.45
SC	\$344,735.21	\$7.91
SE	\$283,017.08	\$6.50
SWE	\$922,448.98	\$21.18
SWW	\$1,311,782.79	\$30.11
UT	\$18,466,860.52	\$423.93
W	\$912,982.73	\$20.96