



1 of 2

The following improvements will be made to the area:

1. Site re-grading and landscaping to improve use	\$908,898.00
2. New ADA Compliant Bridges and Paths	\$219,381.00
3. New Public Restrooms in Park	\$105,000.00
4. Hardscape venue area (Accessible load bearing roof)	\$259,589.00
5. New equipment delivery road to eliminate Park vehicle damage	\$8,275.00
6. Area irrigation system	\$192,648.00
7. New Park Scenic overlook with educational signs	\$20,064.00
Total Mitigation work to be performed	\$1,713,855.00

PARD Calculated Mitigation

\$1,693,480.00

If for some reason, the above mitigation plan cannot be implemented, then WPDR will continue to work with PARD to negotiate an alternate mitigation plan during negotiations for use of the Inlet Site. If the project requires additional time for staging other than the dates stated within this agreement, PARD must agree in writing to such an extension and, if approved, WPDR will be responsible for compensating PARD at the same calculated daily rate as stated within this MOU.

WPDR Point of Contact is: Gary Jackson


(512) 974-7115

PARD Point of Contact is: Ricardo Soliz

(512) 974-6765

Parks & Recreation Board Approval: **June 24, 2008**
(Required by Chapter 26, Parks and Wildlife Code)

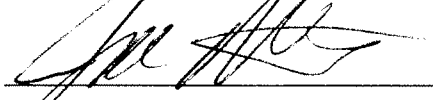
City Council Approval:

 6/24/08

Acting Director, Parks and Recreation Department

Date

CONCURRENCE

 June 24, 2008

Deputy Director, Watershed Protection and Development Review Department Date

ATTACHMENT 'A' - M.O.U. MITIGATION FEES CALCULATION WORKSHEET - RECAP

Project:	Waller Creek Tunnel
Calculated Fee	

Permanent Use - Inlet	\$270,480.00
Temporary Use - Inlet	\$1,422,999.43
Permananent Use - Outlet	\$915,120.00
Temporary Use - Outlet, 1 Year	\$107,180.69
Temporary Use - Outlet, 3 Years	\$1,054,704.00

TOTAL = \$3,770,484.11

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

Permanent Use Agreement - Downtown		Project: Waller Creek Tunnel - Inlet (at Waterloo Park)	
TCAD Land Value of adjacent properties (\$):		\$225,000.00	
Avg. Lot Size (sq. ft.):		8437.5	<i>Based on closest residential lot</i>
Value per square ft. (\$):		\$26.67	
Requested Area (sq. ft.):		40,572.0	
Preliminary Mitigation Value (\$):		\$1,081,920.00	
Disturbance Value (%):		25.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>
Final Mitigation Value (\$):		\$270,480.00	
DISTURBANCE VALUES			
	Area can still be developed with minimal or no limitations		
25%	<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 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>		

ATTACHMENT 'A' - M.O.U. MITIGATION FEES CALCULATION WORKSHEET		
<div> <div>Temporary Use - Downtown</div> <div>Project: Waller Creek Tunnel - Inlet (at Waterloo Park)</div> </div>		
Average Daily Cost to park car (\$):	\$8.00	Based on average for downtown parking lot fees
Average lot size (sq. ft.):	350.0	Based on standard parking space
Requested Area (sq. ft.):	56,855.0	
Equivalent Number of Parking Spaces:	162.443	
Daily Mitigation Rate (\$):	\$1,299.54	
Days requested:	1,095	
Total Mitigation Fee (\$):	\$1,422,999.43	