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

	Calaulated Fac
	Calculated Fee
Permanent Use - Building	\$120,600
Permanent Use - Playground	\$0
Permanent Use - Large Parking Lot	\$0
Permanent Use - Small Parking Lot	\$0
Permanent Use - Driveway/Fire Lane	\$0
Permanent Use - Rain Garden	\$0
Temporary Use - Staging/Access Area	\$61,138
SUB TOTAL	\$181,738
Soccer Field Upgrades	\$125,000
Walking Path Upgrade	\$25,000
TOTAL	\$31,738

Project:	Dove Springs Public Health Facility					
	Dove Springs District Park					
	MOU #	19-005				

Permane	nt Use - Building		Project: Dove Springs Public Health Facility		
			Dove Springs District Park		
TCAD Land V	alue of Adjacent Properties (\$):	\$60,000	MOU # 19-005		
	Avg. Lot Size (sq. ft.):	1,990	Based on City-wide average for lots zoned SF-3		
	Value per Square Foot. (\$):	\$30	TCAD Land Value divided by Avg. Lot Size		
	Requested Area (sq. ft.):	16,000	Submitted by Requesting Department/Entity		
Preliminary Mitigation Value (\$): \$482,400		\$482,400	Requested Area multiplied by the Value per Square Foot		
	Disturbance Value (%):	25.00%	Based on limitations on future development for that portion of parkland (see table belo		
Final Mitigation Value (\$): \$120,600		\$120,600	Preliminary Mitigation Value multiplied by the Disturbance Value		
		DIST	URBANCE VALUES		
	A management of the state of th				
	Area can still be developed with m				
	(underground work/materials with no/few above ground appurtenances/fixtures) Area can still be developed with moderate limitations				
	(underground work/materials with some small/medium appurtenances/fixtures)				
30,0	Development severely limited				
75%	(underground work/materials with large or several small/medium appurtenances/fixtures)				
	No future park development possi		,,		
	(underground and/or surface appurtenances/fixtures)				

Permanent	t Use - Playground		Project: Dove Springs Public Health Facility	
			Dove Springs District Park	
TCAD Land V	alue of Adjacent Properties (\$):	\$60,000	MOU # 19-005	
	Avg. Lot Size (sq. ft.):	1,990	Based on City-wide average for lots zoned SF-3	
	Value per Square Foot. (\$):	\$30	TCAD Land Value divided by Avg. Lot Size	
	Requested Area (sq. ft.):	5,000	Submitted by Requesting Department/Entity	
Preliminary Mitigation Value (\$): \$150,750		\$150,750	Requested Area multiplied by the Value per Square Foot	
	Disturbance Value (%):	0.00%	Based on limitations on future development for that portion of parkland (see table below)	
	Final Mitigation Value (\$): \$0		Preliminary Mitigation Value multiplied by the Disturbance Value	
		DIST	TURBANCE VALUES	
	Area can still be developed with m	inimal or no lin	nitations	
	(underground work/materials with no/few above ground appurtenances/fixtures)			
	Area can still be developed with moderate limitations			
50%	(underground work/materials with some small/medium appurtenances/fixtures)			
	Development severely limited			
	(underground work/materials with large or several small/medium appurtenances/fixtures)			
	No future park development possi			
100%	(underground and/or surface appurtenances/fixtures)			

Permanent Us	se - Large Parking Lot		Project: Dove Springs Public Health Facility		
	<u> </u>		Dove Springs District Park		
TCAD Land V	alue of Adjacent Properties (\$):	\$60,000	MOU # 19-005		
	Avg. Lot Size (sq. ft.):	1,990	Based on City-wide average for lots zoned SF-3		
	Value per Square Foot. (\$):	\$30	TCAD Land Value divided by Avg. Lot Size		
	Requested Area (sq. ft.):	37,800	Submitted by Requesting Department/Entity		
Preliminary Mitigation Value (\$): \$1,139,670		\$1,139,670	Requested Area multiplied by the Value per Square Foot		
	Disturbance Value (%):	0.00%	Based on limitations on future development for that portion of parkland (see table below)		
Final Mitigation Value (\$): \$0			Preliminary Mitigation Value multiplied by the Disturbance Value		
		DIST	URBANCE VALUES		
	Area can still be developed with	minimal or no lim	nitations		
	(underground work/materials with no/few above ground appurtenances/fixtures)				
	Area can still be developed with moderate limitations				
50%	(underground work/materials with some small/medium appurtenances/fixtures)				
	Development severely limited				
	(underground work/materials with large or several small/medium appurtenances/fixtures)				
	No future park development poss				
100%	(underground and/or surface appurtenances/fixtures)				

Permanent Us	se - Small Parking Lot		Project: Dove Springs Public Health Facility		
			Dove Springs District Park		
TCAD Land V	alue of Adjacent Properties (\$):	\$60,000	MOU # 19-005		
	Avg. Lot Size (sq. ft.):	1,990	Based on City-wide average for lots zoned SF-3		
	Value per Square Foot. (\$):	\$30	TCAD Land Value divided by Avg. Lot Size		
	Requested Area (sq. ft.):	9,100	Submitted by Requesting Department/Entity		
Preliminary Mitigation Value (\$): \$274,365		\$274,365	Requested Area multiplied by the Value per Square Foot		
	Disturbance Value (%):	0.00%	Based on limitations on future development for that portion of parkland (see table below,		
Final Mitigation Value (\$):		\$0	Preliminary Mitigation Value multiplied by the Disturbance Value		
		DIST	TURBANCE VALUES		
	Area can still be developed with m				
	(underground work/materials with no/few above ground appurtenances/fixtures)				
	Area can still be developed with moderate limitations				
50%	(underground work/materials with some small/medium appurtenances/fixtures)				
750/	Development severely limited				
	, ,	(underground work/materials with large or several small/medium appurtenances/fixtures)			
		No future park development possible in the area - dedicated to installation			
100%	(underground and/or surface appurtenances/fixtures)				

	ATTACHMENT "A" - N	1.O.U. MIT	IGATION FEES CALCULATION WORKSHEET		
Permanent Use	e - Driveways/Fire Lane		Project: Dove Springs Public Health Facility		
Permanent Ose	e - Dilveways/Fire Laile		Dove Springs Public Health Facility Dove Springs District Park		
TCAD Land V	alue of Adjacent Properties (\$):	\$60,000	MOU # 19-005		
10/12 24114 1	αισε στη ισμοστική τοροτίσος (ψ).	\	10 000		
	Avg. Lot Size (sq. ft.):	1,990	Based on City-wide average for lots zoned SF-3		
	<u> </u>	•			
	Value per Square Foot. (\$):	\$30	TCAD Land Value divided by Avg. Lot Size		
	Requested Area (sq. ft.):	18,000	Submitted by Requesting Department/Entity		
	Preliminary Mitigation Value (\$):	\$5 <i>42</i> 700	Requested Area multiplied by the Value per Square Foot		
Г	Tellifiliary Mitigation value (φ).	\$342,700	Nequested Area multiplied by the value per Square 1 oot		
	Disturbance Value (%):	0.00%	Based on limitations on future development for that portion of parkland (see table below)		
	Final Mitigation Value (\$): \$0		Preliminary Mitigation Value multiplied by the Disturbance Value		
		D107	TUDD ANGE VALUE		
		ואום	TURBANCE VALUES		
	Area can still be developed with m	inimal ar na lim	sitationa		
35%	Area can still be developed with m				
0070	(underground work/materials with no/few above ground appurtenances/fixtures) Area can still be developed with moderate limitations				
50%	(underground work/materials with some small/medium appurtenances/fixtures)				
	Development severely limited				
75%		nd work/materials with large or several small/medium appurtenances/fixtures)			
	No future park development possil	ole in the area	- dedicated to installation		
100%	(underground and/or surface appu	rtenances/fixtu	res)		

Permanent	Use - Rain Garden		Project: Dove Springs Public Health Facility		
			Dove Springs District Park		
TCAD Land V	alue of Adjacent Properties (\$):	\$60,000	MOU # 19-005		
	Avg. Lot Size (sq. ft.):	1,990	Based on City-wide average for lots zoned SF-3		
	Value per Square Foot. (\$):	\$30	TCAD Land Value divided by Avg. Lot Size		
	Requested Area (sq. ft.):	30,000	Submitted by Requesting Department/Entity		
Preliminary Mitigation Value (\$): \$904,500		\$904,500	Requested Area multiplied by the Value per Square Foot		
	Disturbance Value (%):	0.00%	Based on limitations on future development for that portion of parkland (see table below)		
Final Mitigation Value (\$):			Preliminary Mitigation Value multiplied by the Disturbance Value		
		DIST	URBANCE VALUES		
	Area can still be developed with m				
		(underground work/materials with no/few above ground appurtenances/fixtures)			
	Area can still be developed with moderate limitations				
		(underground work/materials with some small/medium appurtenances/fixtures)			
	Development severely limited				
	(underground work/materials with large or several small/medium appurtenances/fixtures)				
	No future park development possi				
100%	(underground and/or surface appurtenances/fixtures)				

ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET				
		Project: Dove Springs Public Health Facility		
Temporary Use - Storage/Access		Dove Springs District Park		
		MOU # 19-005		
TCAD Land Value of Adjacent Properties (\$):	\$60,000			
Average Lot Size (sq. ft.):	1,990	Based on City-wide average for lots zoned SF-3		
Value per Square Ft. (\$):	\$30	Average		
Requested Area (sq. ft.):	20,000	Submitted by Requesting Department/Entity		
Preliminary Annual Value of Requested Area (\$)	\$603,000	Area requested multiplied by Value per Square Ft.		
Adjusted Annual Value of Requested Area (\$)	\$60,300	(10% Rate of Return)		
Monthly Value of Requested Area (\$)	\$5,025	Adjusted Annual Value divided by 12		
Daily Temporary Use Rate (\$):	\$168	Monthly Value divided by 30 (Average number of days in a month)		
Days Requested:	365	5 Submitted br Requesting Department/Entity		
Temporary Use Rate (\$):	\$61,138	Daily Temporary Use Fee multiplied by Days Requested		

TCAD ID	Sq Ft	Value
295183	2093	\$60,000
295182	1755	\$60,000
296199	2174	\$60,000
296198	1937	\$60,000
	1990	\$60,000