

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

	Calculated Fee
Permanent Use - Building	\$109,920
Permanent Use - Playground	\$34,350
Permanent Use - Large Parking Lot/Accessible	\$132,591
Permanent Use - Driveway/Fire Lane	\$57,708
Permanent Use - Rain Garden	\$0
Temporary Use - Staging/Access Area	\$21,470
SUB TOTAL =	\$356,039
Soccer Field Upgrades	\$125,000
Pedestrian Path Upgrade	\$25,000
TOTAL	\$206,039

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

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

Permanent Use - Building		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	8,737	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$7	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	16,000	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$109,920	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	100.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$109,920	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
DISTURBANCE VALUES			
35%	Area can still be developed with minimal or no limitations <i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>		
50%	Area can still be developed with moderate limitations <i>(underground work/materials with some small/medium appurtenances/fixtures)</i>		
75%	Development severely limited <i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>		
100%	No future park development possible in the area - dedicated to installation <i>(underground and/or surface appurtenances/fixtures)</i>		

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

Permanent Use - Playground		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	8,737	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$7	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	5,000	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$34,350	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	100.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$34,350	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
DISTURBANCE VALUES			
35%	Area can still be developed with minimal or no limitations <i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>		
50%	Area can still be developed with moderate limitations <i>(underground work/materials with some small/medium appurtenances/fixtures)</i>		
75%	Development severely limited <i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>		
100%	No future park development possible in the area - dedicated to installation <i>(underground and/or surface appurtenances/fixtures)</i>		

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

Permanent Use - Large Parking Lot		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	8,737	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$7	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	38,600	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$265,182	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	50.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$132,591	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
DISTURBANCE VALUES			
35%	Area can still be developed with minimal or no limitations <i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>		
50%	Area can still be developed with moderate limitations <i>(underground work/materials with some small/medium appurtenances/fixtures)</i>		
75%	Development severely limited <i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>		
100%	No future park development possible in the area - dedicated to installation <i>(underground and/or surface appurtenances/fixtures)</i>		

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

Permanent Use - Driveways/Fire Lane		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	8,737	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$7	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	16,800	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$115,416	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	50.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$57,708	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	

DISTURBANCE VALUES	
35%	Area can still be developed with minimal or no limitations <i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>
50%	Area can still be developed with moderate limitations <i>(underground work/materials with some small/medium appurtenances/fixtures)</i>
75%	Development severely limited <i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>
100%	No future park development possible in the area - dedicated to installation <i>(underground and/or surface appurtenances/fixtures)</i>

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

Permanent Use - Rain Garden		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	8,737	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$7	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	30,000	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$206,100	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	0.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$0	<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>		

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.):	8,737	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Ft. (\$):	\$7	<i>Average</i>	
Requested Area (sq. ft.):	25,000	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Annual Value of Requested Area (\$)	\$171,750	<i>Area requested multiplied by Value per Square Ft.</i>	
Adjusted Annual Value of Requested Area (\$)	\$17,175	<i>(10% Rate of Return)</i>	
Monthly Value of Requested Area (\$)	\$1,431	<i>Adjusted Annual Value divided by 12</i>	
Daily Temporary Use Rate (\$):	\$48	<i>Monthly Value divided by 30 (Average number of days in a month)</i>	
Days Requested:	450	<i>Submitted by Requesting Department/Entity</i>	
Temporary Use Rate (\$):	\$21,470	<i>Daily Temporary Use Fee multiplied by Days Requested</i>	