

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

	Calculated Fee
Permanent Use	\$190,705
Temporary Use	\$313,794
<b>TOTAL =</b>	<b>\$504,498</b>

Project:	AW-S. 1 st at Long Center RWL		
Requesting Dept	Austin Water		
	MOU # 25-007	Auditorium Shores at Town Lake Metro F	

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

<b>Permanent Use</b>		Project:	AW-S. 1 st at Long Center RWL
		Requesting Department:	Austin Water
		MOU #25-007	Auditorium Shores at Town Lake Metro Park
Adjacent COA Parcel	<b>188627</b>	<i>Identified by requested area site geography</i>	
Value per Square Foot. (\$):	<b>\$230.00</b>	<i>Calculated Based on Appraised Value of COA Parcel</i>	
Requested Area (sq. ft.):	<b>2,369</b>	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	<b>\$544,870</b>	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	<b>35.00%</b>	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	<b>\$190,705</b>	<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	
Areas within an existing easement or declaration of use are calculated at 50% of the listed disturbance value. Adapted From: Right of Way Magazine "Easement Valuation" Sherwood, May/June 2006. Provided by City of Austin Office of Real Estate			

<b>Mitigation Worksheet for Temporary Use</b>		
Project:	AW-S. 1 st at Long Center RWL	MOU # 25-007
Requesting Department:	Austin Water	Auditorium Shores at Town
Adjacent COA Parcel	<b>188627</b>	<i>Identified by requested area geography</i>
Value per Square Foot. (\$):	<b>\$230.00</b>	<i>Calculated Based on Appraised Value of COA Parcel</i>
Requested Area (sq. ft.):	<b>19,261</b>	<i>Submitted by Requesting Department/Entity</i>
Preliminary Annual Value of Requested Area:	<b>\$4,430,030</b>	<i>Area requested multiplied by TCAD Land Value</i>
Adjusted Annual Value of Requested Area:	<b>\$664,505</b>	<i>(15% Rate of Return)</i>
Monthly Annual Value of Requested Area:	<b>\$55,375</b>	<i>Adjusted Annual Value divided by 12</i>
Daily Use Rate:	<b>\$1,846</b>	<i>Monthly Value divided by 30 (average number of days in a month)</i>
Days Requested:	<b>170</b>	<i>Submitted by Requesting Department/Entity</i>
Temporary Use Mitigation Value:	<b>\$313,794</b>	<i>Daily Temporary Use Rate multiplied by Days Requested</i>
If construction exceeds the Days Requested, each day in excess will be charged based on the Daily Use Rate.		

<b>Prop ID</b>	<b>Square Ft</b>	<b>Land Value</b>
188627	200,907	\$ 46,208,709.00