

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

	Calculated Fee
Permanent Use - Residentail	\$146,840
TOTAL =	\$146,840

Project:	Braker Lane Extension - Pioneer Park		
MOU #	22-005		

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Permanent Use		Project: Braker Lane Extension - Pioneer Park	
TCAD Land Value of Adjacent Properties (\$):		\$70,000	MOU # 22-005
Avg. Lot Size (sq. ft.):		4,564	<i>Based on City-wide average for single family lots</i>
Value per Square Foot. (\$):		\$15	<i>TCAD Land Value divided by Avg. Lot Size</i>
Requested Area (sq. ft.):		9,574	<i>Submitted by Requesting Department/Entity</i>
Preliminary Mitigation Value (\$):		\$146,840	<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 (\$):		\$146,840	<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>

Prop ID	Avg Sq Ft	Land Value	
780871	4,426.00	\$70,000.00	
780872	4,789.00	\$70,000.00	
780873	4,559.00	\$70,000.00	
780874	4,482.00	\$70,000.00	
	4,564.00	\$70,000.00	Totals

11540 Church Canyon Dr
11536 Church Canyon Dr
11532 Church Canyon Dr
11528 Church Canyon Dr