

Attachment A - First & Utah Street Associates Annual Fee Assessment Summary

STREET USE ANNUAL FEE ASSESSMENT

Date: 11/15/16

<p>Summary: <b>Land Value: \$75/SF</b> <b>2017 Permit Fee:</b> <b>\$29,937.60</b></p>
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**I. Property Description:**

New stairs and ramps in existing plaza and open space improvements over and across Utah Avenue South, between South Stacy Street and South Lander Street. The stairs and ramps area is **1,128 square feet** and the remaining open space improvements area is **40,872 square feet**.

**Applicant:**

First & Utah Street Associates, LLC

**Abutting Parcels, Property Size, Assessed Value:**

1. Parcel 7666207220; Lot size: 234,300 square feet  
Tax year 2017 Appraised Land Value: \$17,572,500  
Average 2017 Tax Assessed Land Value: \$75/SF
2. Parcel 7666207230; Lot size: 97,680 square feet  
Tax year 2017 Appraised Land Value \$7,326,000  
Average 2017 Tax Assessed Land Value: \$75/SF

**II. Annual Fee Assessment:**

The 2017 permit fee is calculated as follows:

Stairs and Ramps:

$(\$75/\text{SF}) \times (1,128 \text{ SF}) \times (80\%) \times (8\%) = \$5,412.38$  where 80% is the degree of alienation for structures and 8% is the annual rate of return.

Open Space Improvements:

$(\$75/\text{SF}) \times (40,872 \text{ SF}) \times (10\%) \times (8\%) = \$24,523.45$  where 10% is the degree of alienation for public plazas and 8% is the annual rate of return.

Fee methodology authorized under Ordinance 123485, as amended by Ordinances 123585, 123907, and 124532.