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**MEMORANDUM**

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**Date:** July 1, 2019  
**To:** Dan Hennessey, P.E., Big Red Dog  
**CC:** Upal Barua, P.Eng, P.E., PTOE, ATD  
 Nazlie Saeedi, P.E., ATD  
 Anaiah Johnson, Case Manager, DSD  
**Reference:** 44 East – Transportation Fiscal Memo - SP-2018-0472C (REVISED)

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As a transportation condition of approval for the above referenced site plan application, the applicant shall contribute **\$227,840** fee in-lieu for identified improvements associated with the site located at 44 East Ave. Staff has reviewed the fiscal estimates dated September 12, 2018, provided by Big Red Dog Engineering Consulting as well as the cost estimated prepared by the COA.

Location (type of improvement)	Estimated Cost	Developer Share
Red River St from E Cesar Chavez St to Driskill St (improvements to the sidewalk on the east side of Red River St)	\$9,075	\$1,434 (15.8%)
Driskill St from the Alley to Rainey St (addition of the sidewalk on the south side of Driskill St)	\$27,246	\$4,305 (15.8%)
Davis St from the Alley to Rainey St (addition to the sidewalk on the south side of Davis St)	\$52,436	\$8,285 (15.8%)
Red River St and Cesar Chavez St (upgrades to the signal cabinet on the South West corner of the intersection)	\$8,373	\$1,323 (15.8%)
River St and Rainey St (improvements to the traffic circle)	\$113,398	\$17,917 (15.8%)
Rainey St Alley from River St to Rainey St (paving)	\$333,208	\$52,647 (15.8%)
East Ave (pedestrian lighting from River St to Cummings St on both sides of East Ave)	\$38,000	\$38,000 (100%)
Holly St and River St Underpass (improvements to the pedestrian lighting)	\$27,500	\$27,500 (100%)

Urban Trail Connection (connection from the existing trail to Red River St)	\$29,829	\$4,713 (15.8%)
Urban Trail Connection (connection from the existing trail to the MACC parking lot)	\$43,772	\$6,916 (15.8%)
East Ave (5' sidewalk connection on east curb about 540 ft south of Cummings St)	\$64,800	\$64,800 (100%)
<b>Total</b>	<b>\$747,641</b>	<b>\$227,840</b>

Note: City staff reserves the right to reassign any or all of the above monies to one or more of the identified improvements.

The site development permit for the above noted site, shall not be released until the fee in-lieu is paid. Please contact me at (512) 974-5614 if you have questions or require additional information.

Sincerely,



Sangeeta Jain, AICP