



ITEM FOR ENVIRONMENTAL COMMISSION

**MEETING
DATE:** July 15, 2020

**NAME & NUMBER OF
PROJECT:** PUD: Circuit of the Americas (COTA)
C814-2018-0122

**NAME OF APPLICANT OR
ORGANIZATION:** Michele Rogerson-Lynch

LOCATION: 9201 Circuit of the Americas

COUNCIL DISTRICT: 2

WATERSHED: Dry Creek East and Maha Creek

REQUEST: To create a Planned Unit Development (PUD)

**STAFF
RECOMMENDATION:** Staff recommended with conditions

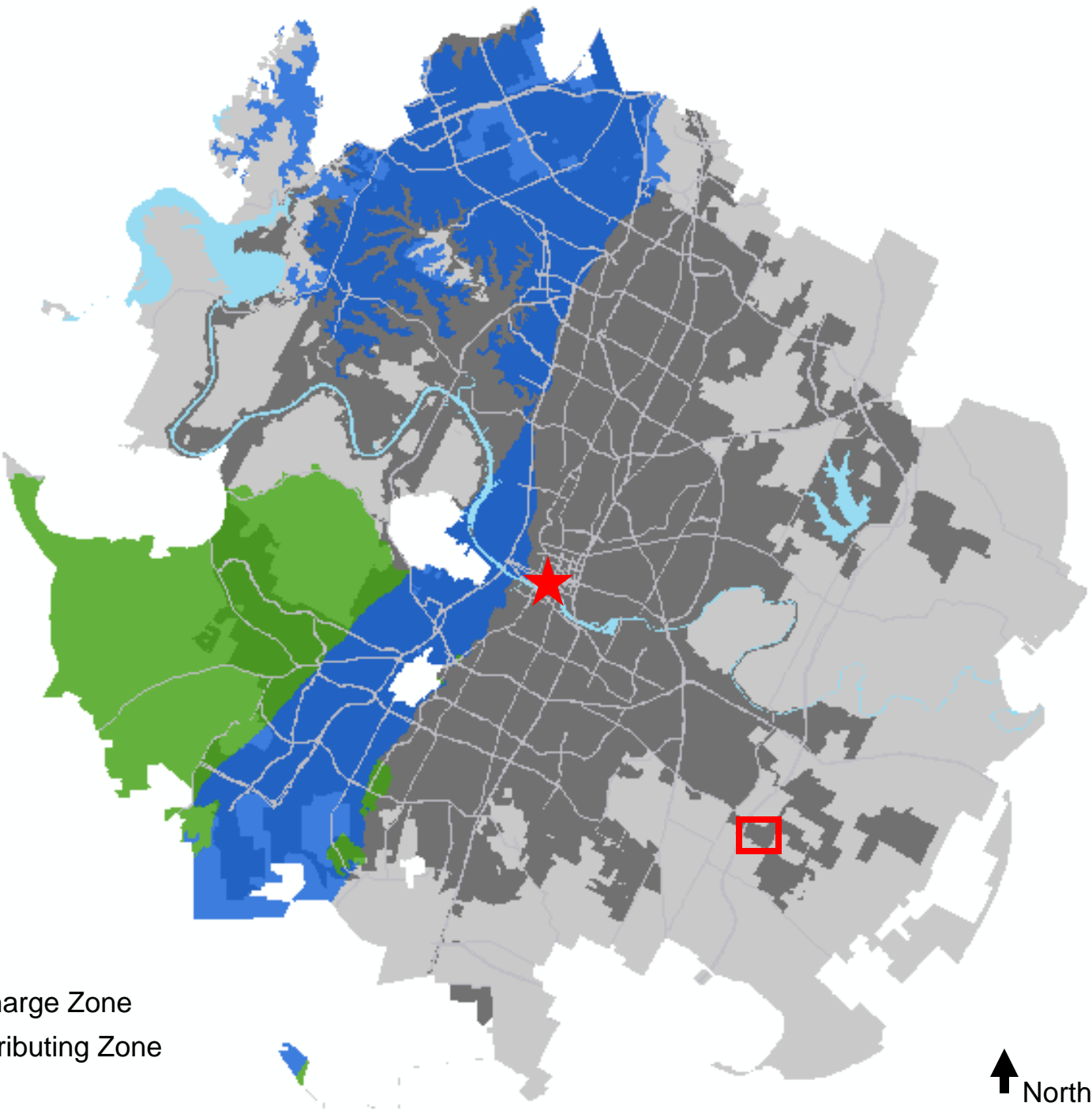
**RECOMMENDED
CONDITIONS:**

1. Water quality for all new development shall consist of 100% green storm water infrastructure
2. Impervious cover limited to 68%
3. Dedicate 11.38 gross acres of parkland
4. Provide 298 acres of Open Space
5. Restore 14.36 acres of wetlands
6. Re-permit and construct US Army Corps of Engineers creek restoration
7. Install 400 native trees minimum size 2" caliper and water trees for establishment. Trees shall not count towards any other landscape requirement
8. Provide .88 acres of water quality treatment to mitigate asphalt trail
9. Restore vegetation along asphalt trail per Sheet 9
10. Requirements outlined in conditions #5, #6, #7, #8, and #9 shall be constructed with the first site plan requiring a building permit and only a site plan for the recreation fields associated with PA 4 shall proceed these requirements

Circuit of the Americas (COTA)

C814-2018-0122

Atha Phillips, Environmental Program Coordinator
Environmental Officer's Office

- 
- ★ Downtown Austin
 - Site Location
 - Austin ETJ
 - Austin City Limits
 - Edwards Aquifer Recharge Zone
 - Edwards Aquifer Contributing Zone







Site Data:

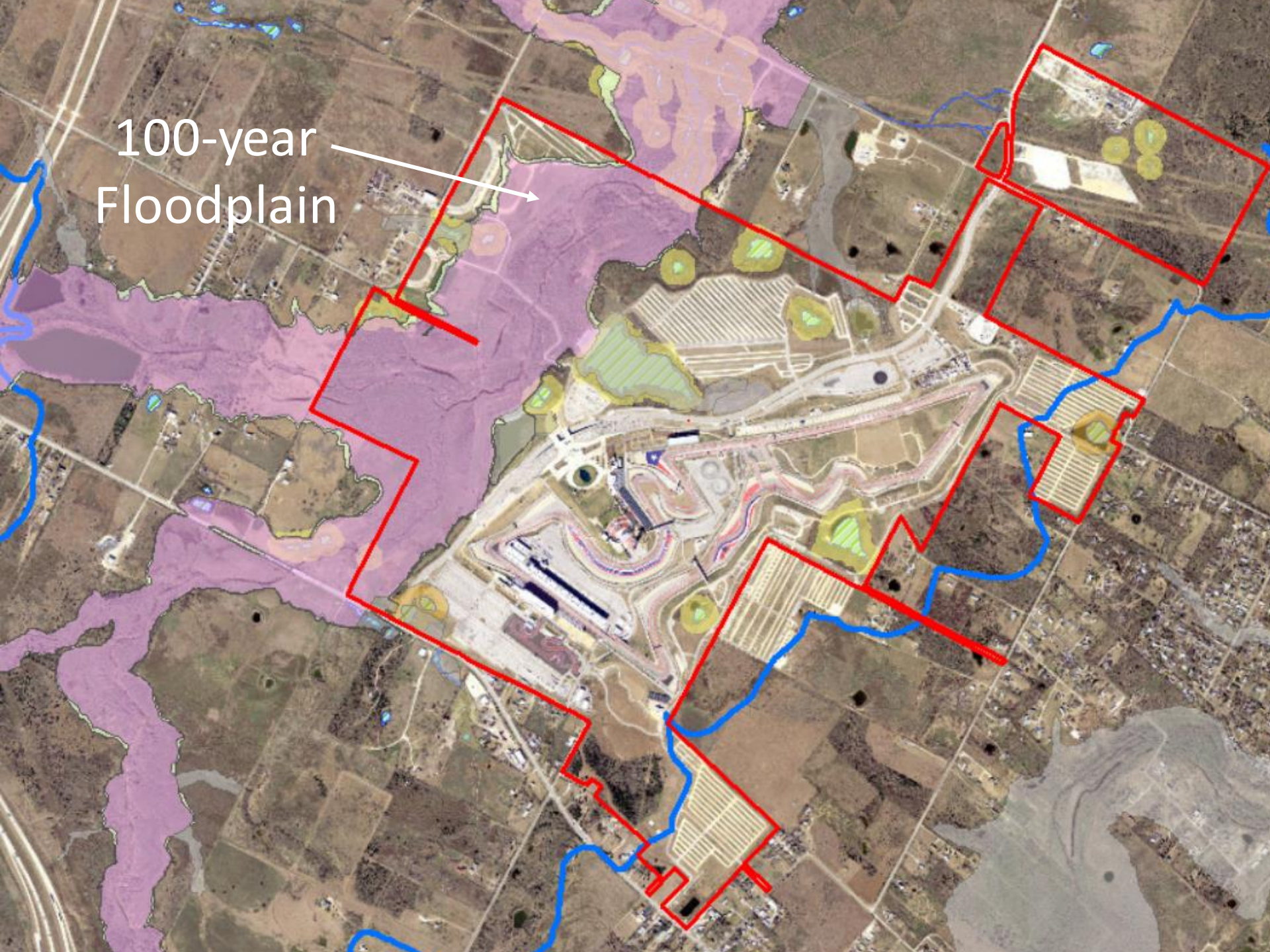
- 1153 acres
- Full-Purpose Jurisdiction
- Watersheds: Dry Creek East and Maha Creek
- Council District: 2

Critical Water
Quality Zone

Wetlands
(typical)








100-year
Floodplain



Project History:

- Resolution 201220629-002: Allowed the City Manager to negotiate and execute an agreement with Circuit of the Americas
- On July 31, 2011, the City entered into an agreement with Circuit of the Americas
- The agreement had several requirements that have been tracked by the Economic Development Department. Some of the requirements include:
 - Air quality and emissions standards
 - Recycling program
 - Transportation management strategies
 - Renewable energy requirements
 - Land preservation and restoration
 - Locate a 5-acre community garden
 - Follow Environmental Board recommendations
 - Plant at least 800 trees
 - Protect existing wetlands and critical environmental features
 - Buildings shall meet AEGB 2-star rating or LEED Silver

Environmental Board recommendations:

Comply with commercial landscape standards	
Comply with parking lot shading requirements	
Investigate the restoration of riparian of Dry Creek	
Demonstrate a black land prairie land restoration	
Perform restoration of Dry Creek Riparian Corridor and Blackland Prairie Corridor, by working with partners such as Texas A & M.	
Establish a monitoring program of any pervious pavement used on site	N/A

Comparison:

	Existing Code/Agreement/Site plan	Proposed PUD	
Water Quality	100% capture volume or payment in lieu	100% capture volume 100% Green Stormwater Infrastructure	✓
Drainage	No adverse impact	No adverse impact	
Impervious Cover	80%	68%	✓
Open Space	20% of non-residential tracts (Tier 1) Additional 20% (Tier 2)	273 acres Total: 23.6%	✓
Integrated Pest Management	Required as part of agreement.	Will provide	
Green Building	2-Star Certified	2-Star Certified	
Parkland Dedication	7.81 acres	11.38 acres and constructing soccer fields	✓
Cut and Fill	4'-8' Administrative variance 8+ Land Use variance	Certain capped amounts in PA 4	✗
Critical Environmental Features	Protect wetlands with buffer or provide mitigation.	Protect existing features and provide additional 14.36 acres of mitigation	✓

Comparison:

	Existing Code/Agreement/Site plan	Proposed PUD
Landscape	Current code	Current code
Trees	Current code including Heritage Tree ordinance	Current code including Heritage Tree ordinance
CWQZ	50'-300' buffer depending on drainage and 100-year floodplain	Current code
CWQZ crossing	Allowed 30' decomposed granite trail with approved site plan	Permit asphalt trail





Code Modifications:

25-8-262: Critical Water Quality Zone Street Crossings- To allow an existing asphalt trail to remain within the critical water quality zone.

25-8-341: To allow a specified amount of cut above 4' within PA4.

Cut	4-8'	75,600 square feet
	8-14'	86,100 square feet

25-8-342: To allow a specified amount of fill above 4' within PA4.

Fill	4-8'	121,800 square feet
	8-20'	52,500 square feet

Recommended with Conditions:

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