

5. **Zoning:** [C814-2018-0122 - Circuit of the Americas PUD; District 2](#)

Question: Commissioner Aguirre

1. In regards to Affordable Housing, what is the proposed estimated amount expected for the fee in lieu donation per the 2.5.6 Development Bonus?

Response: It is not possible to provide an accurate estimate since the fee-in-lieu will be calculated as individual site plans are submitted. Once a site plan is submitted the fee will be calculated based on the current fee rate (which is updated on a yearly basis) multiplied by the bonus square footage of that particular site plan ( which is the square footage above what would have been possible under the baseline CS zoning).

2. It is implied, but need to clarify if the Atlas 14 requirements will be met?

[Atlas 14 requirements will be met](#)

3. Part 1 of the Backup (p. 13; 2nd paragraph), states, "Applicant has acknowledged no deviations are being requested, and no superior is being proposed for drainage purposes. The requirements of t place at the time of future applications will apply. No further comment." Please clarify.
4. Where are the waste water lines going to be located?

Response: The location of the water and wastewater lines will be determined during the Site Plan review process.

5. The Water Quality/Environmental Item (p. 20), under the PUD Proposal/Superiority Column, refers to the Integrated Pest Management Plan (IPM). Does IPM prohibit the use of toxic chemicals?

[Yes, it is a management plan for pesticides based on landscape and features on site.](#)

The Open Space/Parkland Item (p. 21), under the PUD Proposal/Superiority Column, refers to 10% above minimum with private and public open space. Of the 10%, what percentage of the open space will be public? Private?

Response: Applicant is meeting more than 10% above in terms of Public Park acreage – 9.71 credited acres dedicated vs. 7.81 acres required. In addition, the applicant is building trails which will not be dedicated parkland (therefore private), and these will be outside of PARD's jurisdiction.

6. Will Adult Oriented Business be included as a prohibited land use?

Response: Yes, the applicant has stated that Adult Oriented Businesses will be prohibited in the PUD. The staff will read this information into the record at the Zoning and Platting Commission meeting.

7. In regards to public safety:

- a. Will WPD work with the applicant to incorporate signage to alert visitors of the dangers regarding flash flooding, especially for visitors new to Austin? Will the applicant agree to this type of assistance?
- b. In the event of a catastrophic flood event (or other emergency), will an emergency response plan be developed in cooperation with first responder agencies? Will WPD be included as part of the emergency alert system?

This has not been discussed but WPD would be happy to help if needed.