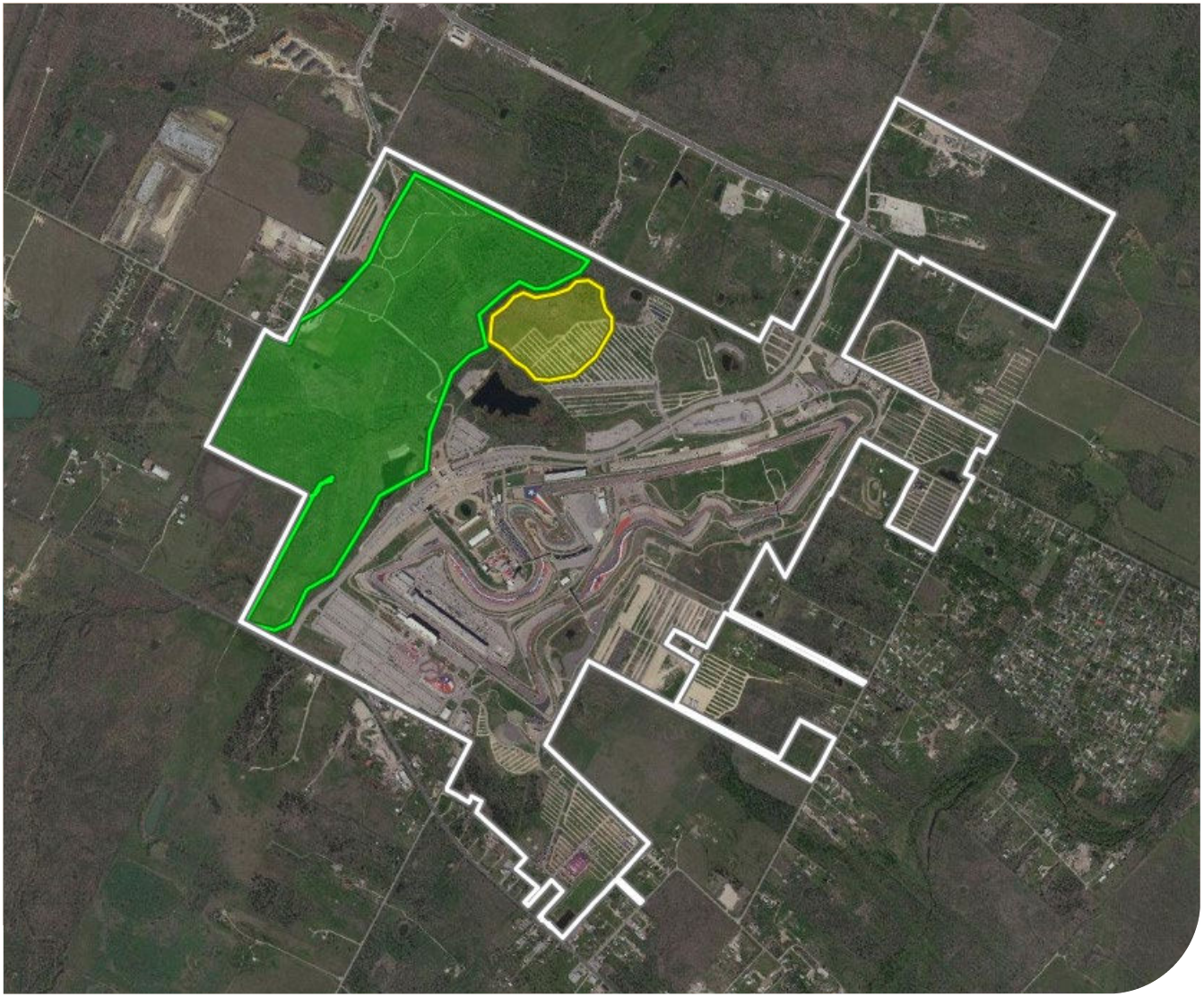
COTA PUD AMENDMENT #3

Environmental Commission

March 4, 2026

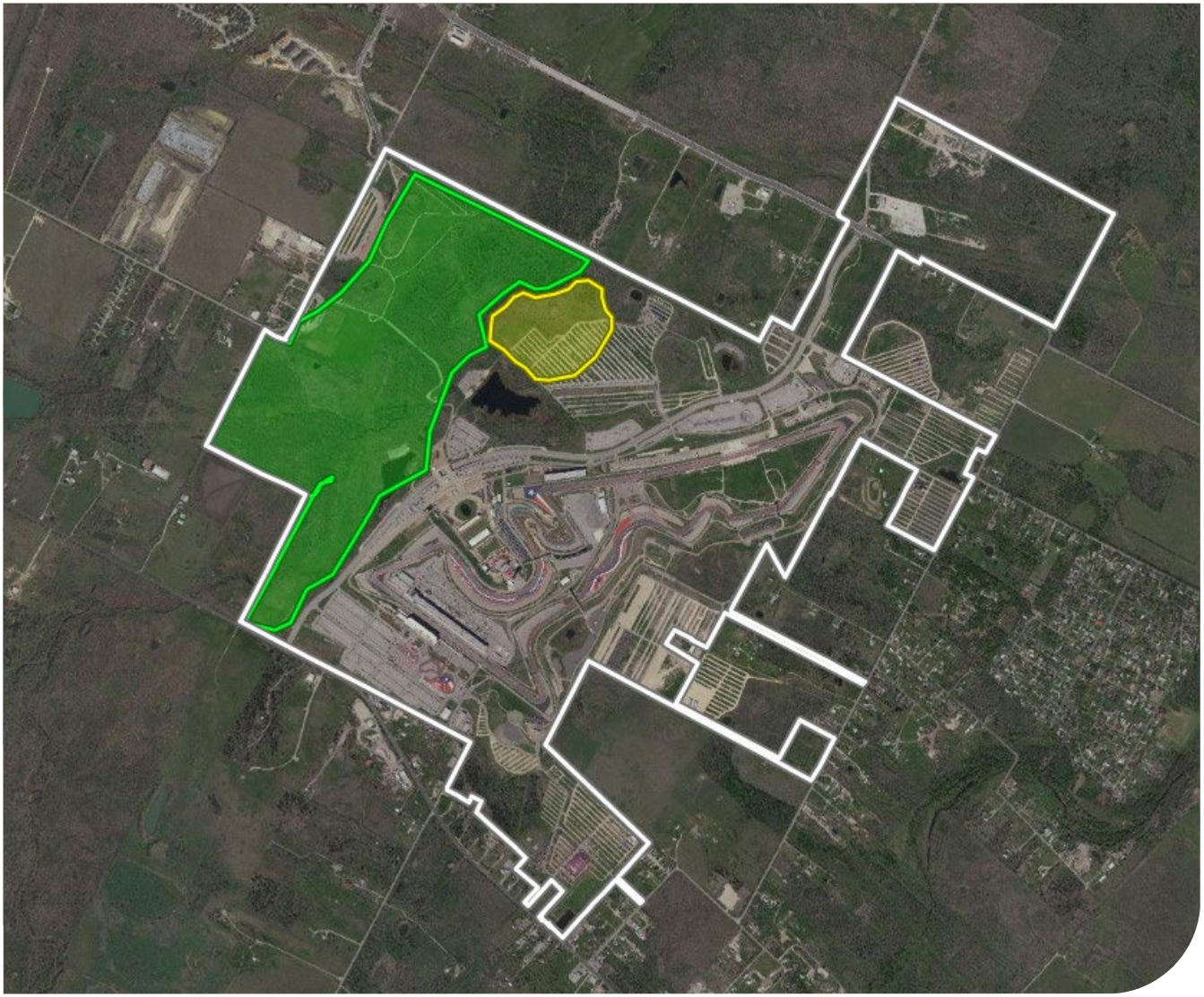


PROJECT OVERVIEW

- 1,000+ key hotel resort
- Golf course
- Mid-size conference center (3.5x smaller than downtown CC)
- Possible secondary racetrack
- Flexible uses for future development at COTA

PROJECT IMPACT

- $925 million total development costs; $650 million in hard construction costs
- $10 billion in total economic activity over 30 years
- Hundreds of million in tax revenues going to the City budget
- Experience developing in environmentally sensitive areas (Chula Vista, CA)



PROJECT IMPACT

- Economic anchor in Del Valle and the Eastern Crescent
- 1,000s of jobs over project life from construction to operation
- Labor peace agreement with hospitality union = first large-scale, privately-owned union hotel in Austin

ENVIRONMENTAL BENEFITS & SUPERIORITY

Water Quality & Water Forward	Habitat Mitigation & Restoration	Trees	Open Space	Development Standards
100% green stormwater infrastructure	14.38 acres of Blackland Prairie Restoration	400 new native trees planted (min. 2-in caliper)	100 acres of on-site open space in PUD, with likely add'l 100+ acres for golf course	AEGB 2-Star Green Building Standard
38,332 sf of enhanced WQ treatment for asphalt trails	4.59 acres of riparian restoration	Additional 1,000 caliper inches of native trees	Minimum 14 acres if off-site dedication is selected	68% impervious cover maximum
Condensate for irrigation; Onsite Water Reuse System (OWRS)	37,897 sf of new CEF 24,393 sf of new CEF buffer	1,000 cubic feet of engineered soil volume for every new tree	~$2 million of improvements (off-site parkland)	Integrated Pest Management
	Comprehensive native restoration along asphalt trail	Certified arborist hired on-site to oversee landscaping and tree establishment		