

Applicable Urban Design Priorities that Project Should Achieve

- [1] Improve the pedestrian realm along the Stemmons Freeway frontage road and Slocum Street to improve pedestrian access to and around the site.

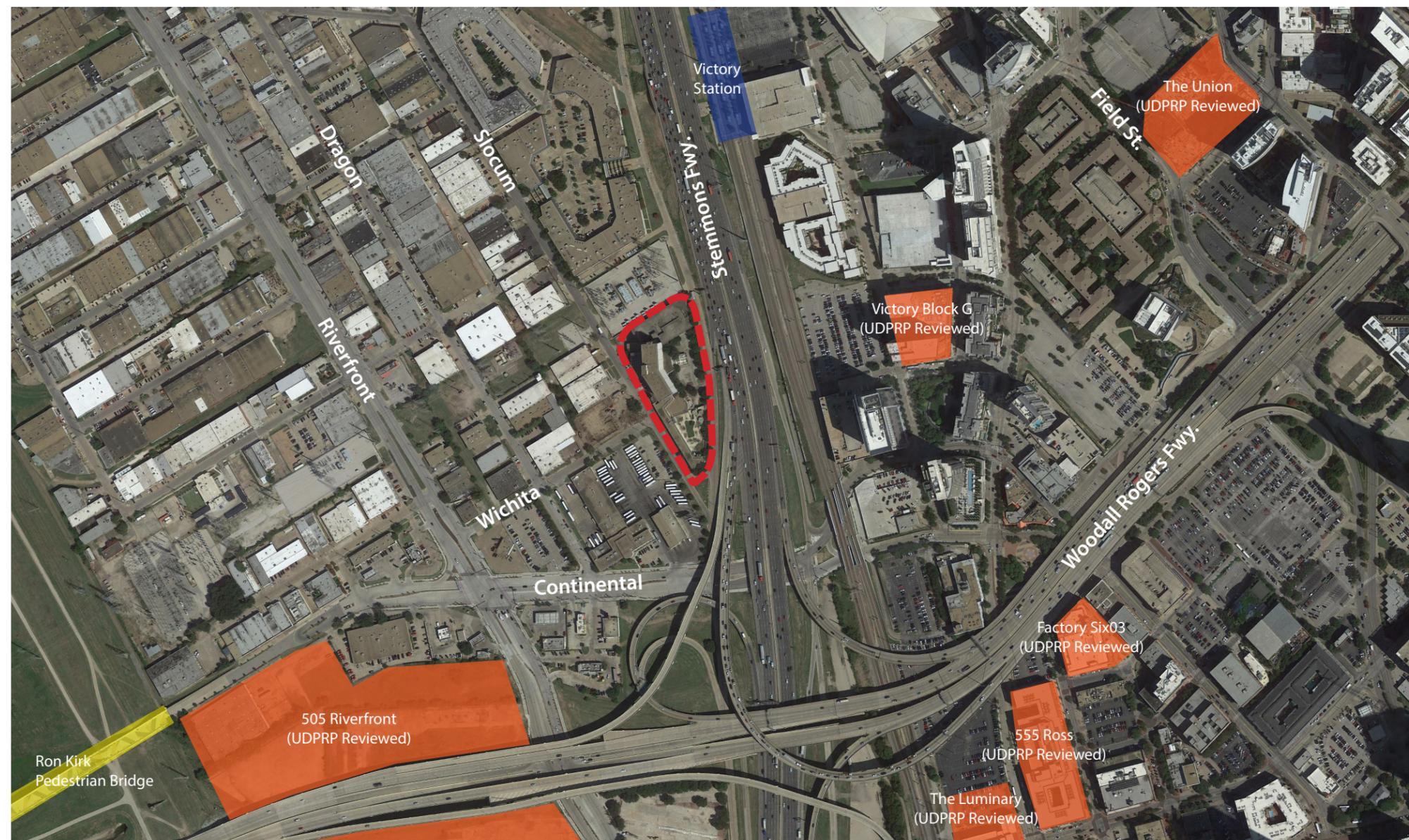
Considerations for public realm improvements include street trees, sidewalks, crosswalks, and the integration of the proposed valet lane.

- [2] Utilize the building programming and design elements to create a more activity and vibrancy within the public realm along Slocum Street-

Consideration should be given to the relationship of the Slocum frontage and the ability to activate the street through additional entries, landscape, and building articulation where appropriate, and through augmenting inactive zones with a comfortable and inviting pedestrian realm.

- [3] Utilize the site as a key connector between Victory Park and the Trinity River-

Leverage the site's strategic location as an opportunity to provide a long term pedestrian connectivity strategy to link adjacent districts, amenities and assets such as the northern end of the Design District, Victory Park, The Ron Kirk Pedestrian Bridge and nearby transit.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines

Context Description

The Cabana Hotel is located in the southeastern corner of the Design District, directly adjacent to I-35E (Stemmons Freeway), with significant frontage along Slocum Street. An electrical substation is located directly to the north of the site and a Greyhound Servicing Facility is located directly to the west. The structure, built in 1963, is currently vacant, and has served a variety of uses under various ownership since its construction.

The proposed project consists of complete renovation and rehabilitation of the existing structure to its original use as a hotel, leveraging the use of historic tax credits.

Considerations for the site include the pedestrian realm improvements and building activation along the Stemmons Freeway frontage and the Slocum Street frontage, as well as improving the site's overall connectivity to nearby neighborhoods and assets such as Victory Park, the Victory DART station, the Ron Kirk Pedestrian Bridge and the Trinity River.

Cabana Hotel

Neighborhood:
Design District

Program:
Hotel

THE CABANA HOTEL

899 N STEMMONS FWY | DALLAS TX
A CENTURION AMERICAN PROJECT

URBAN DESIGN PEER REVIEW
SUBMISSION MATERIALS



THE CABANA HOTEL

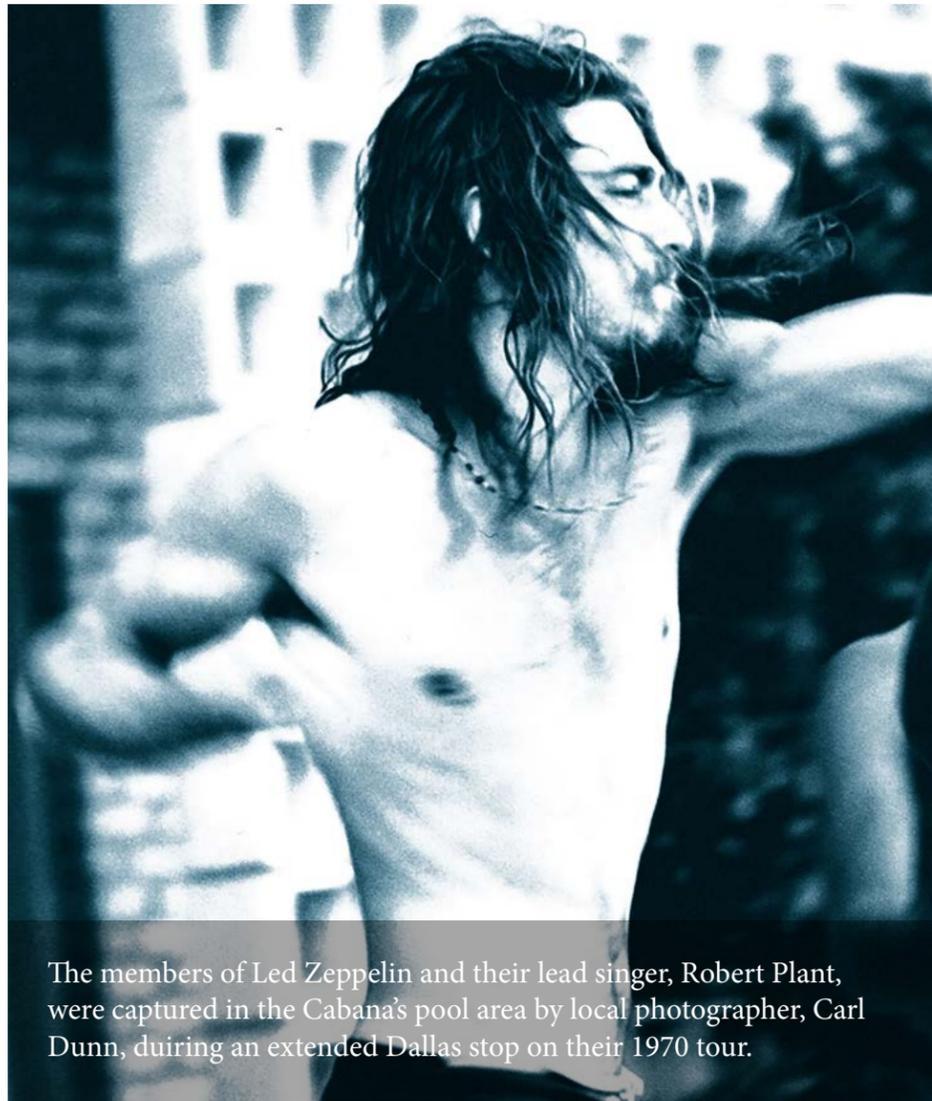
A DALLAS LANDMARK SINCE 1962

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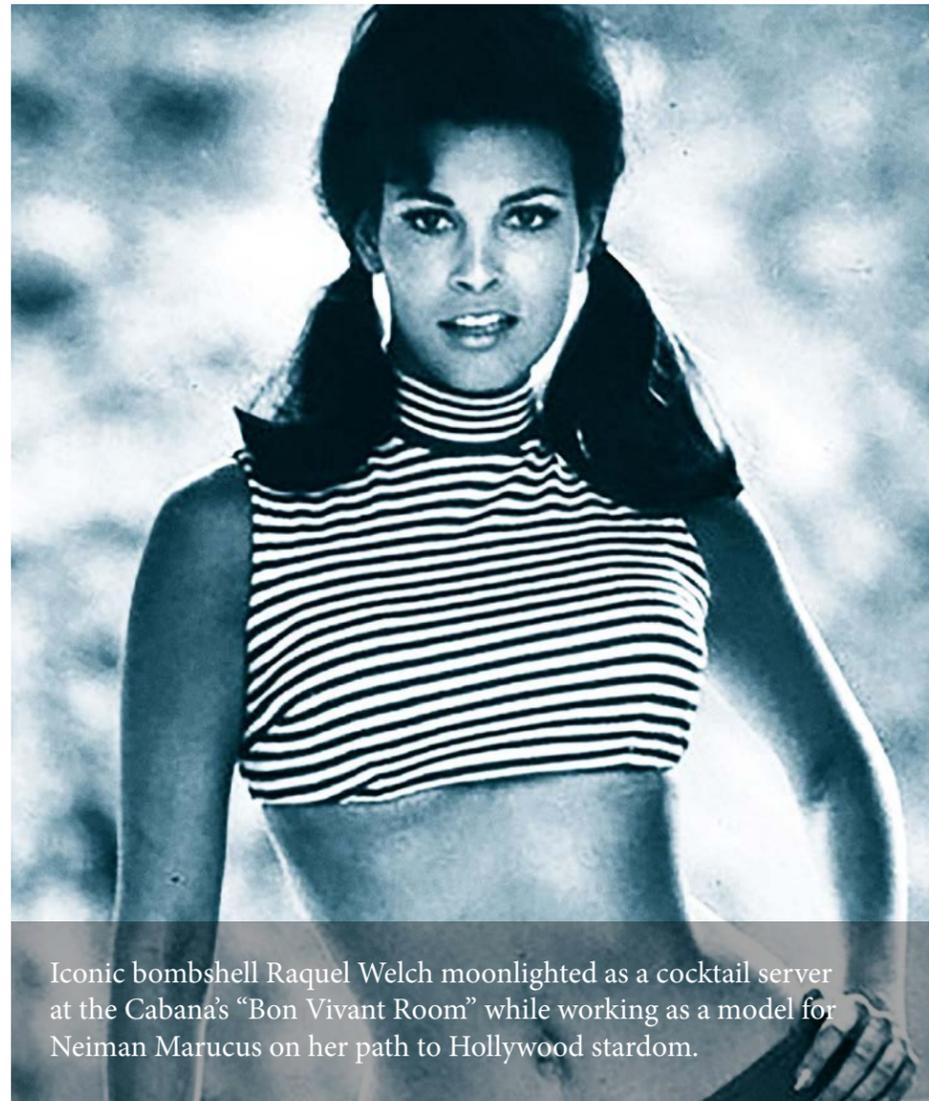
THE CABANA HOTEL

First developed by legendary Las Vegas hotelier, Jay Sarno, in 1962 with offerings including a cocktail lounge, music venue, coffee shop, restaurant, subterranean spa, ballroom and expansive pool deck, the modernist building quickly gained a reputation as a vibrant social hub where savvy Dallasites and regional travelers could rub shoulders with visiting celebrities. The Centurion American development team will reinvigorate the original historic structure with a sophisticated remix of the original amenities along with developing an expanded array of enhanced food and beverage, retail, entertainment and conference facilities.

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The members of Led Zeppelin and their lead singer, Robert Plant, were captured in the Cabana's pool area by local photographer, Carl Dunn, during an extended Dallas stop on their 1970 tour.



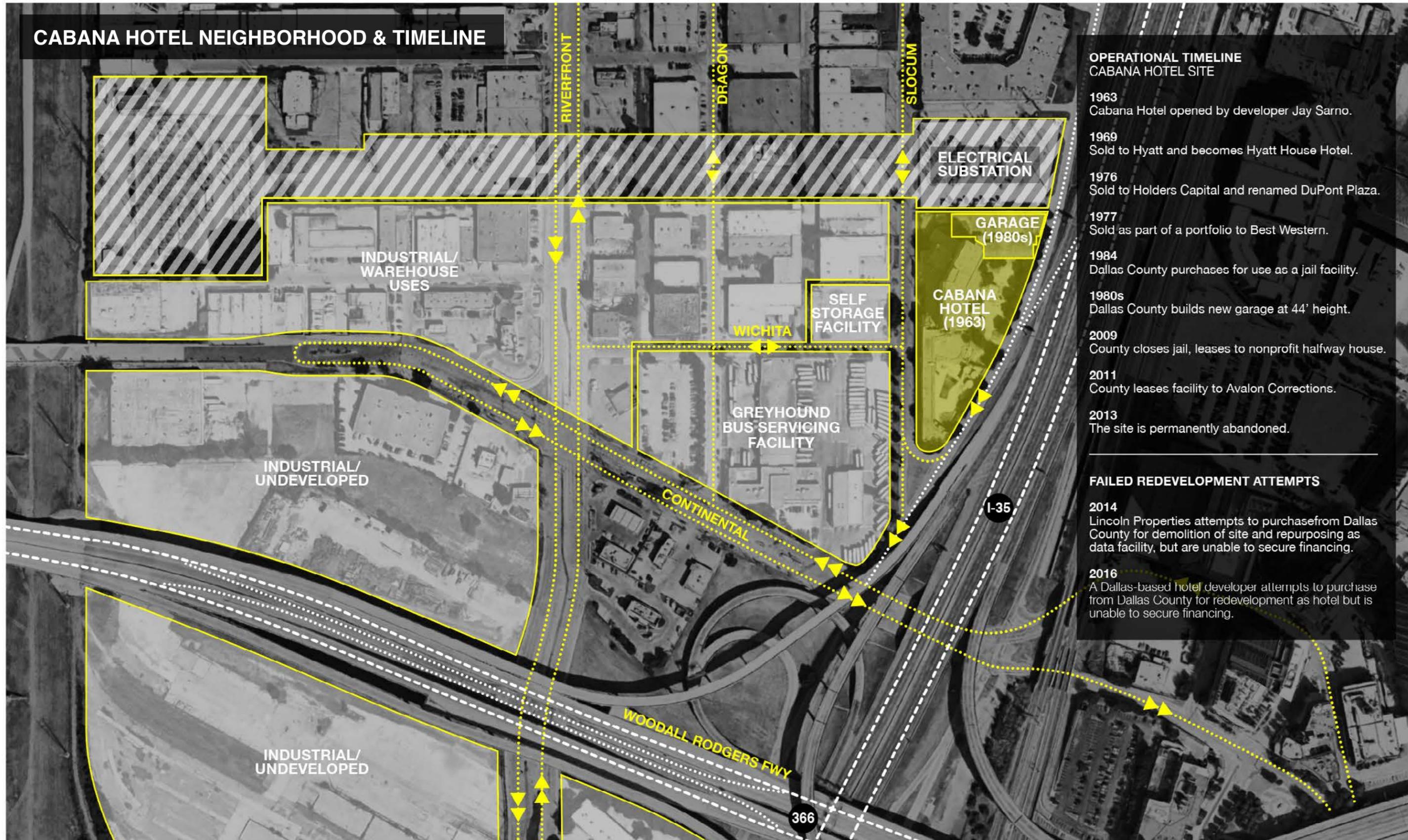
Iconic bombshell Raquel Welch moonlighted as a cocktail server at the Cabana's "Bon Vivant Room" while working as a model for Neiman Marcus on her path to Hollywood stardom.



Upon Paul McCartney and the Beatles' arrival at the Cabana on their lone Dallas visit, a mob of young fans swarmed the hotel entrance, overwhelming the police escorts and breaking the foyer glass.



CABANA HOTEL NEIGHBORHOOD & TIMELINE



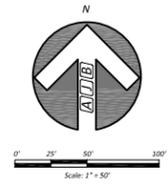
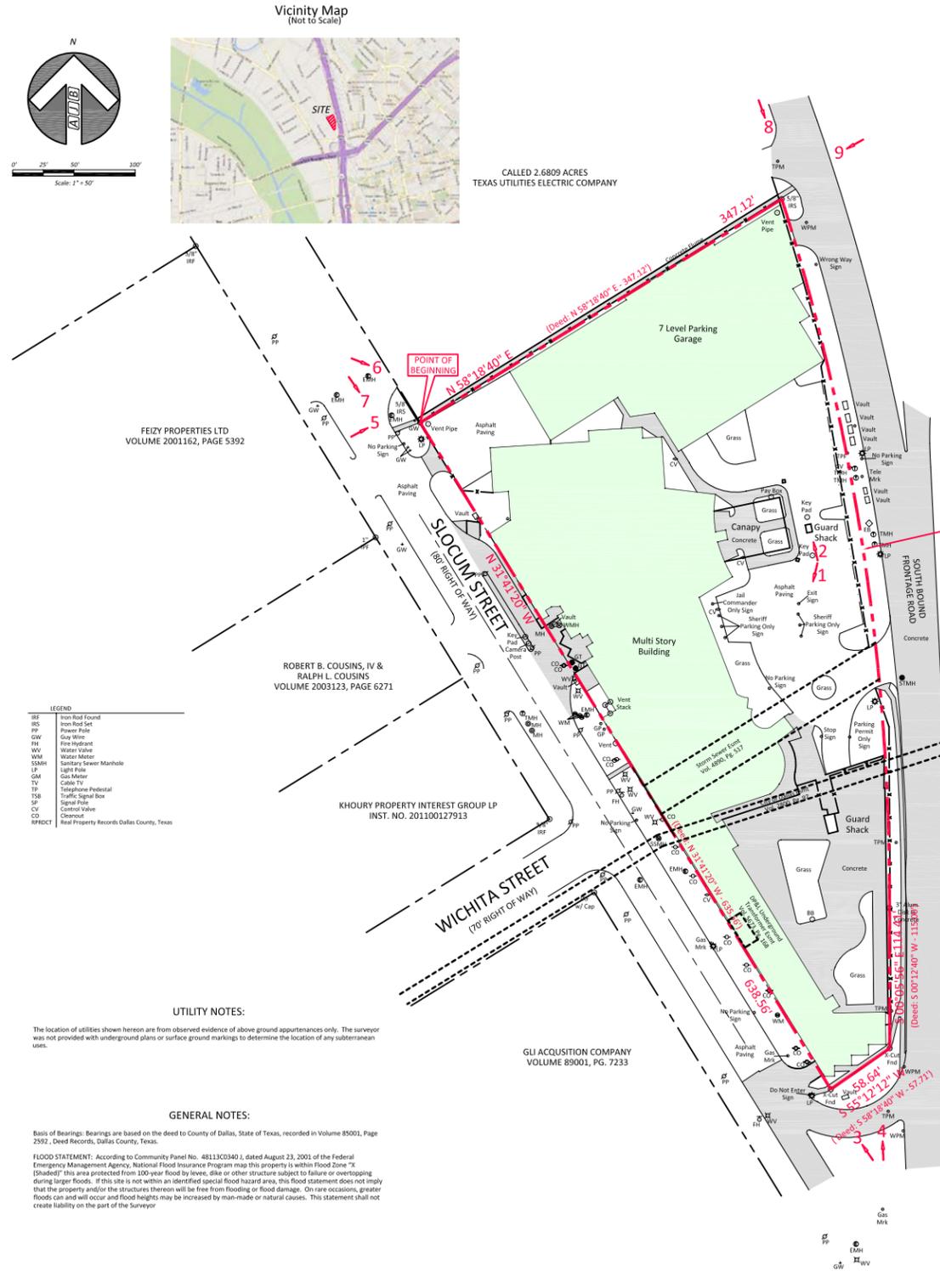
OPERATIONAL TIMELINE CABANA HOTEL SITE

- 1963**
Cabana Hotel opened by developer Jay Sarno.
- 1969**
Sold to Hyatt and becomes Hyatt House Hotel.
- 1976**
Sold to Holders Capital and renamed DuPont Plaza.
- 1977**
Sold as part of a portfolio to Best Western.
- 1984**
Dallas County purchases for use as a jail facility.
- 1980s**
Dallas County builds new garage at 44' height.
- 2009**
County closes jail, leases to nonprofit halfway house.
- 2011**
County leases facility to Avalon Corrections.
- 2013**
The site is permanently abandoned.

FAILED REDEVELOPMENT ATTEMPTS

- 2014**
Lincoln Properties attempts to purchase from Dallas County for demolition of site and repurposing as data facility, but are unable to secure financing.
- 2016**
A Dallas-based hotel developer attempts to purchase from Dallas County for redevelopment as hotel but is unable to secure financing.

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LEGEND

IRI	Iron Rod Found
IRS	Iron Rod Set
PP	Power Pole
GW	Gas Valve
FW	Fire Hydrant
WV	Water Valve
WM	Water Meter
SSM	Sanitary Sewer Manhole
LP	Light Pole
GM	Gas Meter
TV	Cable TV
TP	Telephone Pedestal
TSB	Traffic Signal Box
SP	Signal Pole
CV	Control Valve
CO	Chimney
RPNDC	Real Property Records Dallas County, Texas

UTILITY NOTES:
The location of utilities shown here are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

GENERAL NOTES:
Basis of Bearings: Bearings are based on the deed to County of Dallas, State of Texas, recorded in Volume 85001, Page 2392, Deed Records, Dallas County, Texas.
FLOOD STATEMENT: According to Community Panel No. 48113C0340, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X" (Shaded) this area protected from 100-year flood by levee, dike or other structure subject to failure or overtopping during larger floods. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Notes are per Title Information Letter File No. 1002-87638-RTT provided by Republic Title of Texas, Inc., dated March 19, 2014.
Site subject to easement granted by Industrial Properties Corporation to the City of Dallas, filed 03/20/1947, recorded in Volume 2800, Page 97, Real Property Records, Dallas County, Texas. Affects as shown
Site subject to easement granted by Dallas Cabana, Inc. to Dallas Power & Light Company, filed 12/04/1961, recorded in Volume 5673, Page 168, Real Property Records, Dallas County, Texas. Affects as shown
Site subject to storm sewer easement reserved in City of Dallas Ordinance No. 7610, filed 04/14/1958, recorded in Volume 4890, Page 517, Real Property Records, Dallas County, Texas. Affects as shown
Site subject to terms, provisions and conditions of lease between Al Richard, as lessor, and Web Service Company, Inc., as Lessee, as evidenced by Memorandum of Lease filed, 03/20/1997, recorded in Volume 97055, Page 4957, Real Property Records, Dallas County, Texas.

$\Delta = 17^{\circ}44'40''$
 $R = 1894.86'$
 $A = 586.84'$
 $CB = 508^{\circ}39'40'' E$
 $C = 584.50'$
(Deed: R=1894.86; A=586.84')

INTERSTATE HIGHWAY 35-E
(VARIABLE WIDTH RIGHT OF WAY)



FIELD NOTE DESCRIPTION
BEING a 3.278 acre tract of land situated in the Garrett Fox Survey Abstract No. 1679, Dallas County, Texas and lying in City of Dallas Block 401, City of Dallas, Dallas County, Texas and being all of a called 3.276 acre tract of land described in a Special Warranty Deed to County of Dallas, State of Texas recorded in Volume 85001, Page 2392 of the Deed Records, Dallas County, Texas and being more particularly described as follows:
BEGINNING at a 5/8 inch iron rod set in the east line of Sloum Street (an 80 feet wide right of way) and being the northwest corner of said 3.276 acre tract;
THENCE along said north line, NORTH 58°18'42" EAST a distance of 347.12 feet to a 5/8 inch iron rod set for corner in the west line of Stemmons Freeway (Interstate Highway 35-E) (a variable width right of way) and being the beginning of a non-tangent curve to the right having a radius of 1894.86 feet and a chord bearing of SOUTH 08°39'40" EAST;
THENCE along the west line of said Stemmons Freeway and along said non-tangent curve to the right, through a central angle of 17°44'40" for an arc length of 586.84 feet to a 3" aluminum disk in concrete found for corner;
THENCE continuing along said west line SOUTH 00°05'56" EAST a distance of 114.41 feet to a x-cut in concrete in concrete found for corner;
THENCE SOUTH 55°12'12" WEST a distance of 58.64 feet to a x-cut in concrete in concrete found for corner in the east line of said Sloum Street;
THENCE along the east line of said Sloum Street, NORTH 31°41'19" WEST a distance of 638.56 feet to the POINT OF BEGINNING;
CONTAINING 3.278 acres or 142,704 square feet of land more or less all according to that survey prepared by A. J. Bedford Group, Inc.

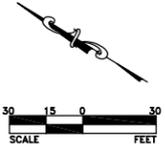
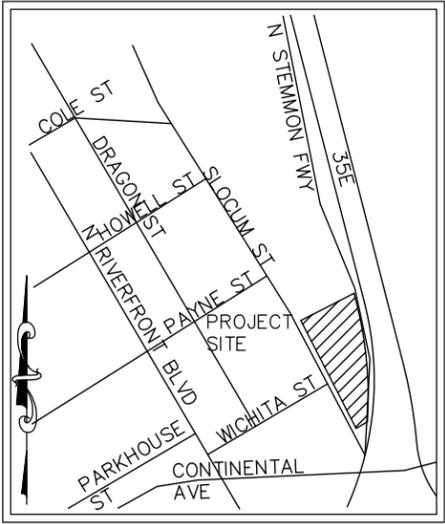
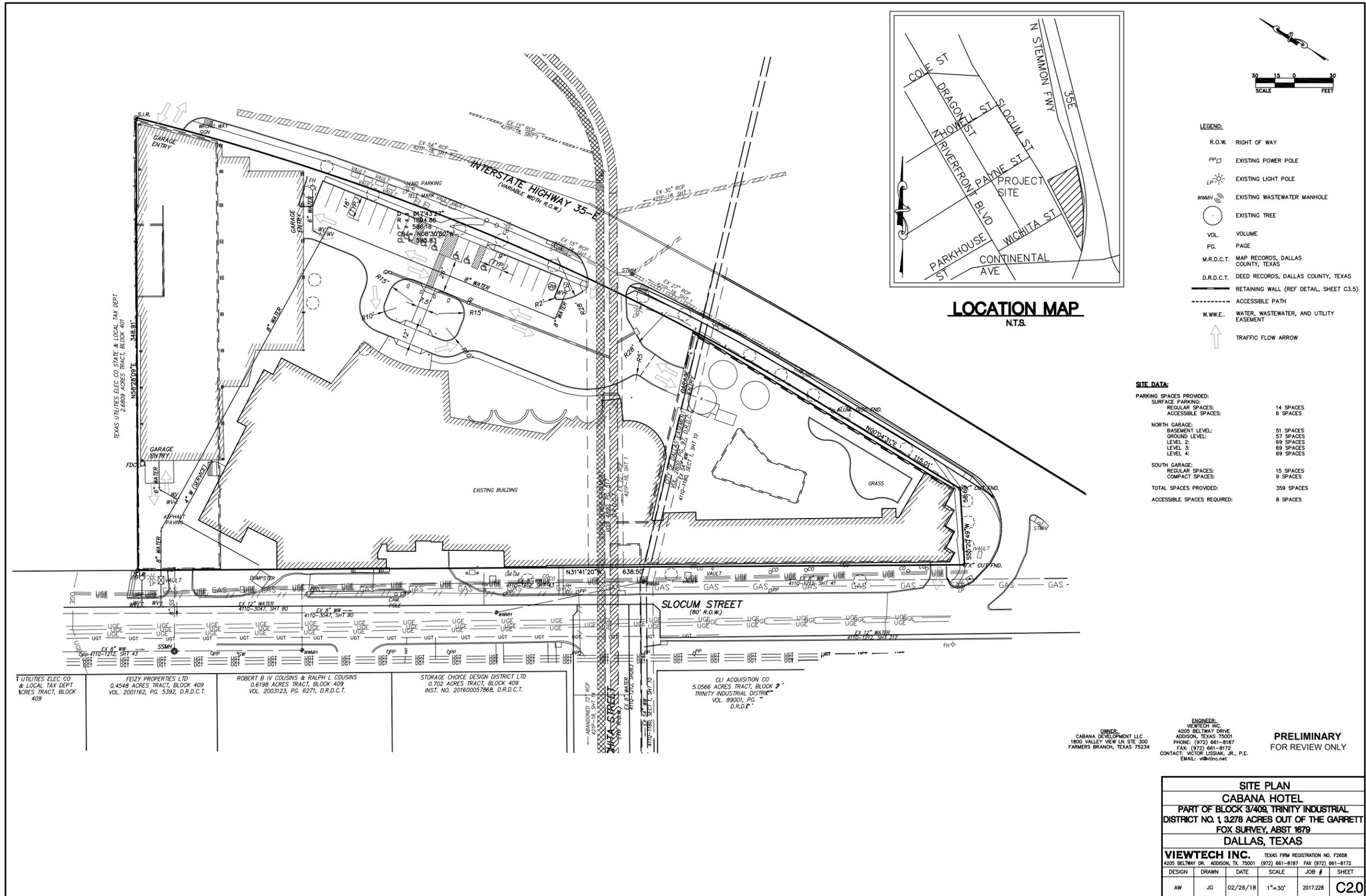
Surveyor's Certification
To:
I, Austin J. Bedford, a Registered Professional Land Surveyor in the State of Texas do hereby certify that an on the ground survey of the property shown was made under my supervision and that this map correctly represents the facts found at the time of survey and that this survey conforms to the current Minimum Standard Detail Requirements for a Category 1A, Condition II, Land Title Survey as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas" 2006 Revised Eleventh Edition prepared by the Texas Society of Professional Surveyors.
Dated the 1st day of August, 2014
Austin J. Bedford
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

GENERAL NOTE:
THE USE OF THE WORDS "FIELD" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF RECORD WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LAND TITLE SURVEY	
3.278 ACRES	
CITY OF DALLAS BLOCK 401	
GARRETT FOX SURVEY, ABSTRACT NO. 1679	
CITY OF DALLAS	
DALLAS COUNTY, TEXAS	
Client: COUNTY OF DALLAS	
509 MAIN STREET, ROOM 623	
DALLAS, TEXAS 75202 214-653-6500	
Scale: 1" = 50'	Checked By: A.J. Bedford
Date: August 1, 2014	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: 899 Stemmons 7-31-14
Drawn By: Spradling/Elam	Job No. 186-035
	GF No. ?
301 N. Alamo Rd. • Rockwall, Texas 75087	
(972) 722-0225 / www.a BedfordGroup.com / ajb@BedfordGroup.com	
Sheet: 1	Bedford Group, Inc.
of: 1	Registered Professional Land Surveyors
TBPLS REG10118200	

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CABANA HOTEL UTILITIES SURVEY



- LEGEND:**
- R.O.W. RIGHT OF WAY
 - PPC EXISTING POWER POLE
 - LP EXISTING LIGHT POLE
 - WWMH EXISTING WASTEWATER MANHOLE
 - EXISTING TREE
 - VOL. VOLUME
 - PG. PAGE
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - RETAINING WALL (REF DETAIL, SHEET C3.5)
 - ACCESSIBLE PATH
 - W.W.W.E. WATER, WASTEWATER, AND UTILITY EASEMENT
 - TRAFFIC FLOW ARROW

SITE DATA:

PARKING SPACES PROVIDED:	
SURFACE PARKING:	14 SPACES
REGULAR SPACES:	6 SPACES
ACCESSIBLE SPACES:	6 SPACES
NORTH GARAGE:	
BASEMENT LEVEL:	51 SPACES
GROUND LEVEL:	57 SPACES
LEVEL 2:	69 SPACES
LEVEL 3:	69 SPACES
LEVEL 4:	69 SPACES
SOUTH GARAGE:	
REGULAR SPACES:	15 SPACES
COMPACT SPACES:	9 SPACES
TOTAL SPACES PROVIDED:	359 SPACES
ACCESSIBLE SPACES REQUIRED:	8 SPACES

UTILITIES ELEC CO & LOCAL TAX DEPT 10000 ACRES TRACT, BLOCK 409	FEIZY PROPERTIES LTD 0.4548 ACRES TRACT, BLOCK 409 VOL. 2001162, PG. 5392, D.R.D.C.T.	ROBERT B IV COUSINS & RALPH L COUSINS 0.6198 ACRES TRACT, BLOCK 409 VOL. 2003123, PG. 6271, D.R.D.C.T.	STORAGE CHOICE DESIGN DISTRICT LTD 0.702 ACRES TRACT, BLOCK 409 INST. NO. 20160057868, D.R.D.C.T.	CLJ ACQUISITION CO 5.0566 ACRES TRACT, BLOCK 2 TRINITY INDUSTRIAL DISTRICT VOL. 89001, PG. D.R.D.C.T.
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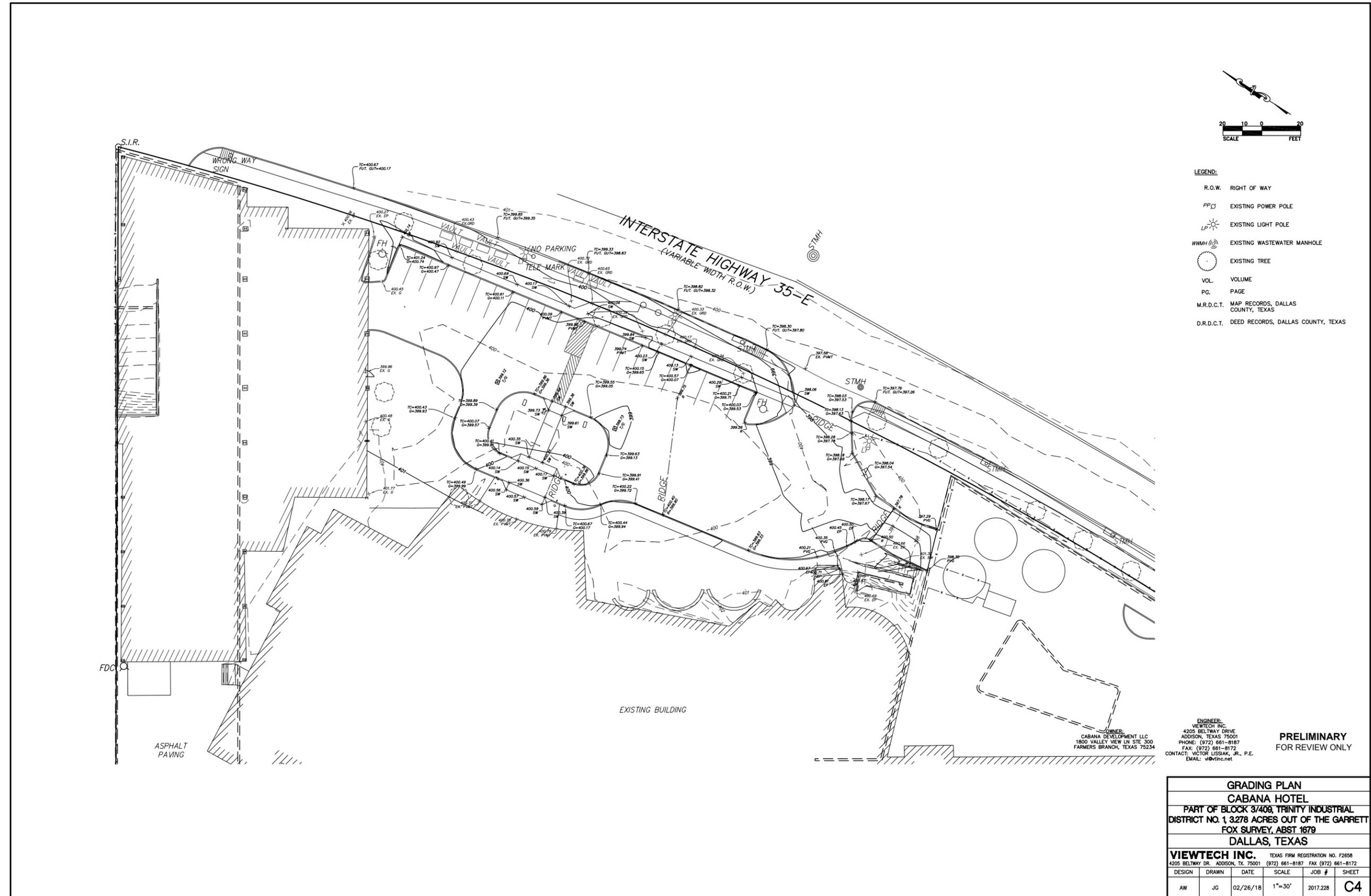
OWNER:
CABANA DEVELOPMENT LLC
1800 VALLEY VIEW LN STE. 300
FARMERS BRANCH, TEXAS 75224

ENGINEER:
VIEWTECH INC.
4205 BELTWAY DRIVE
ADDISON, TEXAS 75001
PHONE: (972) 661-8187
FAX: (972) 661-8172
CONTACT: VICTOR LISSIAK, JR., P.E.
EMAIL: vl@vtec.net

**PRELIMINARY
FOR REVIEW ONLY**

SITE PLAN CABANA HOTEL PART OF BLOCK 3/409, TRINITY INDUSTRIAL DISTRICT NO. 1 3.278 ACRES OUT OF THE GARRETT FOX SURVEY, ABST 1679 DALLAS, TEXAS					
VIEWTECH INC. TEXAS FIRM REGISTRATION NO. F2658					
4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
AW	JG	02/26/18	1"=30'	2017.228	C2.0

CABANA HOTEL GRADING PLAN



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CABANA HOTEL LANDSCAPE PLAN



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CABANA HOTEL
STREETSCAPE STUDY

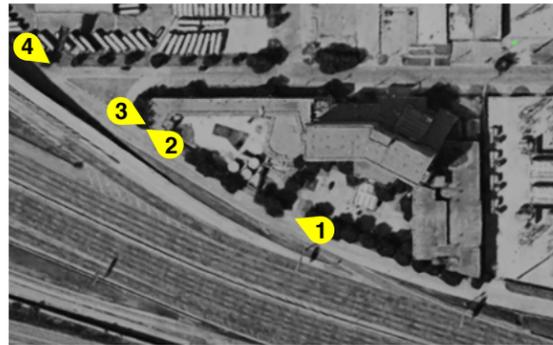
SLOCUM STREET



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CABANA HOTEL
STREETSCAPE STUDY

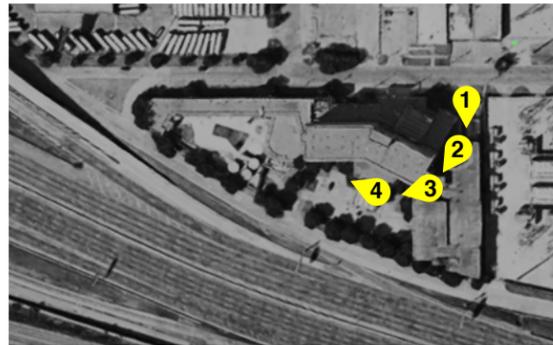
I35 SERVICE ROAD



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CABANA HOTEL
STREETSCAPE STUDY

INTERNAL PEDESTRIAN
CONNECTOR



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