



Classic Residence by Hyatt

DALLAS, TEXAS

Site size: 2 acres

Units: 147

Reopened: 1989

PROJECT TYPE: ADAPTIVE RE-USE

When Hyatt decided to move into the upscale retirement housing market, it called on Woodbine to manage conversion of a 10-story apartment building into its premier Classic Residence property. Originally built in the early 1980s, this renovated apartment complex currently offers luxury retirement living for the well elderly, including on-site health, entertainment and dining facilities. The project was completed under budget and four months ahead of schedule. Today, there are 21 Classic Residences throughout the United States.

CLASSIC RESIDENCE

BY
HYATT®

5455 La Sierra Drive
Dallas, Texas, 75231
Phone: 214.691.7612
www.hyattclassic.com/go/
north-dallas.html



PROJECT DESCRIPTION

This distinctive property includes an atrium with two glass-back elevators serving all 10 floors, quality wall and floor finishes, and a heated outdoor pool with patio seating. Woodbine served as developer and project manager on the renovation.

ACCESSIBILITY

East of North Central Expressway and north of Walnut Hill Lane.

FACILITIES

<i>Land area</i>	2.09 acres
<i>Gross building area</i>	264,562 gross square feet, including 10-story atrium
<i>Height</i>	10 stories, with atrium
<i>Elevators</i>	2 passenger (3,000-pound capacity); 1 service (3,500-pound capacity); 2 passenger in parking garage (3,000-pound capacity)
<i>Rentable area</i>	147 units, including 4 penthouse apartments, with 24-hour emergency monitoring
<i>Food & beverage outlets</i>	80-seat dining room, full-service kitchen 100-seat private restaurant Atrium bar
<i>Indoor amenities</i>	Fitness/wellness center, salon, library
<i>Outdoor amenities</i>	Heated pool with patio seating
<i>Parking</i>	Four-level, self-park garage served by 2 elevators; 296-car capacity; 6 employee parking spaces

RENOVATION PROJECT TEAM

DEVELOPER/PROJECT MANAGER	Woodbine Development Corporation	<i>Dallas</i>
INTERIOR DESIGN	Culpepper, McAuliffe & Meaders (now CMMI)	<i>Atlanta</i>
OPERATOR	Classic Residence by Hyatt	<i>Chicago</i>
RENOVATION ARCHITECT	Good, Fulton & Farrell Architects	<i>Dallas</i>
RENOVATION CONTRACTOR	DalMac Construction	<i>Dallas</i>

PROJECT OWNERSHIP / SPONSORSHIP

Classic Residence by Hyatt, Chicago