



Hyatt Regency Lost Pines Resort and Spa

AUSTIN / BASTROP, TEXAS

Site size: 405 acres (including golf course)

Hotel guest rooms: 492

Function space: 61,000 s.f. (interior) 215,000 s.f. (exterior)

Resort features: Wolfdancer Golf Club

Spa Django

McKinney Roughs Nature Park and Outdoor Adventures

Opened: 2006



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Fax 512.308.4800
www.visitlostpines.com
www.wolfdancergolfclub.com
www.spadjango.com



PROJECT DESCRIPTION

Woodbine worked closely with the City of Bastrop, Bastrop County and the Lower Colorado River Authority to create a "luxurious Texas wilderness escape" that fits naturally into its surroundings. This AAA Four-Diamond property has been lauded by *Condé Nast Traveler* as one of the world's top new hotels; by *Travel + Leisure Golf* as one of its "new hot spots"; and by *Meetings & Conventions*, winning its prestigious "Gold Key Award." *Condé Nast Traveler* also honored Spa Django as one of 75 Hot New Spas in 2007.

Hyatt Lost Pines is "at the crossroads of nature and history" between Austin and Bastrop. It occupies 405 acres adjacent to the 1,100-acre McKinney Roughs Nature Park and features a mile of frontage on the Colorado River, an interpretive trail system for hiking and equestrian uses and an outdoor waterpark, as well as the Wolfdancer Golf Club and Spa Django. The resort celebrates Texas music and culture with regular live performances and art devoted to the state's rich history.

Lost Pines has been honored by the meetings industry: a "Gold Key Award" from *Meetings & Conventions* in 2008; the "2008 Pinnacle Award" from *Successful Meetings*, the industry's most prestigious accolade; "Best of the South" from *Meetings South*; and becoming "Elite Certified" by *Elite Meetings* in 2009. *Golfweek* picked the resort's Wolfdancer Golf Club as one of its "Top 100 Resort Courses" for 2009; the course won similar honors from *The Dallas Morning News*, *Meetings and Conventions*, *Travel + Leisure Golf* and *Avid Golfer*.

Woodbine continues to serve as managing general partner of the ownership team and has served as the developer, project, construction and asset manager on the project, which opened in 2006. Woodbine holds 251 acres adjacent to the resort for future development.

ACCESSIBILITY

Off Texas Highway 71, 13 miles east of Austin-Bergstrom International Airport, 7 miles from Bastrop; approximately 20 miles from downtown Austin, 130 miles from Houston, 75 miles from San Antonio and 220 miles from Dallas/Fort Worth.



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FACILITIES

<i>Land area</i>	656 acres (405 acres for resort, including 300-acre golf course, 251 acres for future phases)
<i>Gross building area</i>	542,879 square feet (includes 21,000-square-foot golf clubhouse and 18,000-square-foot spa)
<i>Height</i>	2-4 stories
<i>Elevators</i>	6 passenger, 4 service
<i>Rooms/mix (Approx.)</i>	492 (including 23 ADA):
	King 205
	Double/double 222
	Suites 57 suites (62 keys)
	Guest house 1 (3 keys)
<i>Restaurants/lounges</i>	8
	Firewheel Cafe (3-meal restaurant) 226 seats + 56 terrace
	Stories Fine Dining Establishment 54 seats + 26 terrace
	The Builders Room (Private dining) 10 seats
	The Scribes Club (lobby bar) 28 seats + 8 terrace
	McDade's Emporium & Ice Cream Saloon 16 seats
	Shellers Barrelhouse Bar (Theme lounge) 84 seats + 16 terrace
	Old Buck's Place (Pool bar/grill) 54 seats
	Wolfdancer Golf Club
	Major Neighbors' Grill 63 seats + 20 terrace seats
	The Raven's Room (private dining) 8 seats
	Tiny's Range House (at Hole 1)
<i>Interior function space</i>	Approximately 61,000 square feet
	Lost Pines Grand Ballroom 16,000 square feet
	The Baron's Ballroom 7,600 square feet
	Hospitality Suites (6) 8,000 square feet
	Meeting/Banquet/Boardrooms (11) 10,600 square feet
	Prefunction space 18,800 square feet
<i>Exterior function space</i>	215,000 square feet
	LBJ Pavilion 4,500 square feet
	Chief's Pavilion 3,500 square feet
	Lawns 40,800 square feet
	Riverside Amphitheater 1,000-person lawn seating capacity
<i>On-site facilities</i>	Spa Django 18 treatment rooms
	Wolfdancer Golf Club 27 holes
	Renegade Trailhead operated by White Lightning Ranch
<i>Parking</i>	780 spaces
<i>Retail space</i>	5,957 square feet
	The Crossroads (sundries) 692 square feet
	McDade's Emporium & Ice Cream Saloon 1,390 square feet
	Wolfdancer Golf Club pro shop 1,771 square feet
	Spa Django retail space 1,550 square feet
	Old Buck's 525 square feet
<i>Kids Club/Youth Spa</i>	Camp Hyatt Tortuga Room, 1,520 square feet
	The Wild Hare Youth Spa
<i>Indoor amenities</i>	McKinney & Williams Business Center 777 square feet
	StayFit equipment 3,000 square feet
<i>Outdoor amenities</i>	Water park (includes 3 pools, 1,000-foot Crooked River flowing pool, whirlpool); spa pool and whirlpool; 2 tennis courts; outdoor amphitheater; access to 1,100-acre McKinney Roughs Nature Park and Colorado River, with walking/jogging/nature/equestrian trails
<i>Resort theme</i>	Crossroads of nature and history



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PROJECT TEAM

ARCHITECT

Hill Glazier Architects, Inc.
(now HKS Hill Glazier Studio)

Palo Alto, California

CIVIL ENGINEER

Pape-Dawson Engineers, Inc.

San Antonio

CONSTRUCTION LENDER

Prudential Mortgage Capital Company

Dallas

DEVELOPER/ASSET MANAGER

Woodbine Development Corporation

Dallas

ENVIRONMENTAL CONSULTANT

SWCA Environmental Consultants

Austin, Texas

GENERAL CONTRACTOR

Lyda Swinerton Builders

San Antonio

GOLF COURSE ARCHITECT

Arthur Hills/Steve Forrest and Associates

Toledo, Ohio

GOLF COURSE CONTRACTOR

Oliphant Golf Construction

Middleton, Wisconsin

INTERIOR DESIGNER

Vivian|Nichols Associates

Dallas

LAND PLANNER

The Sage Group, Inc.

Southlake, Texas

LANDSCAPE ARCHITECT

TBG Partners, Inc.

Austin, Texas

MEP ENGINEER

Blum Consulting Engineers, Inc.

Dallas

OPERATOR

Hyatt Hotels and Resorts

Chicago

SPA CONSULTANT

SPAd Inc. (Sylvia Planning And design)

Sedona, Arizona

STRUCTURAL ENGINEER

Brockett•Davis•Drake, Inc.

Dallas

PROJECT OWNERSHIP

A joint venture among affiliates associated with: Cook Inlet Region, Inc., of Anchorage; Woodbine Holdings, Ltd., of Dallas; Hyatt Hotels and Resorts of Chicago; and OPUBCO Development Corporation of Oklahoma City.



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