



*Hyatt Regency
Lake Las Vegas Resort*

HENDERSON, NEVADA

Site size: 21 acres

Hotel guest rooms: 496

Function space: 40,000 square feet (interior) 70,000 square feet (exterior)

Resort features: Spa Moulay

Water playground, with 320-acre manmade lake
and white-sand beach adjoining signature pools

Opened: 1999 Sold: 2006

Woodbine was asked to lead this development effort within the Transcontinental-developed Lake Las Vegas community in 1996. Influenced by the desert and mountain surroundings, the community's Mediterranean theme inspired the resort's architecture and interior design, with special imported touches from Morocco. The result was a quiet and sophisticated sense of place, combined with the conveniences of a contemporary resort hotel. Woodbine managed renovation of guest rooms at this property in 2005 and served as asset manager for the resort through the completion of its December 2006 sale to Loews Hotel Corporation.



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PROJECT DESCRIPTION

The resort opened in 1999 and was chosen as the location for the Julia Roberts film "America's Sweethearts". Despite the resort's desert setting, it is rich with water features: three pools, a desert-themed water park for children and a white-sand beach on the 320-acre, manmade Lake Las Vegas. An 18-hole golf course designed by Jack Nicklaus envelopes the hotel site. Reflection Bay Golf Club is a par-72, 7,261-yard course that opened in May 1998.

This AAA Four-Diamond Award resort is No. 27 on *Condé Nast Traveler's* 2008 list of favorite U.S. golf resorts and has been honored repeatedly by the meetings industry, earning Platinum Choice awards from *Smart Meetings* and *Corporate & Incentive Travel*.

ACCESSIBILITY

Within the 2,245-acre Lake Las Vegas master-planned multiuse community situated in Henderson, Nevada, 17 miles from the Las Vegas Strip; approximately 40 minutes from downtown Las Vegas, 25 minutes from McCarran International Airport and 4 miles from Lake Mead National Recreation Area.

FACILITIES

<i>Land area</i>	21 acres (hotel site, surrounded by 177-acre Jack Nicklaus-designed golf course)	
<i>Gross building area</i>	491,272 square feet	
<i>Height</i>	6 to 11 stories	
<i>Elevators</i>	4 passenger, 3 service	
<i>Rooms/Mix (Approx.)</i>	496 (including 14 ADA rooms)	
	King	191
	Double/Double	252
	Suites/Casita Units	43/10
<i>Restaurants/Lounges</i>	Cafe Tajine (3-meal restaurant)	90 seats + 53 terrace seats
	Japengo (specialty restaurant)	91 seats + 24 terrace seats
	Salon Maroc (private dining room)	28 seats
	Arabesque (lobby lounge)	128 seats + 40 terrace seats
	Marrakesh Express	24 seats + 24 terrace seats
	Sandsabar and Grill (pool bar)	57 outdoor seats
<i>Interior function space</i>	Approximately 40,000 square feet	
	Casablanca Ballroom	20,580 square feet
	Meeting rooms/Boardrooms (8)	13,652 square feet
	Prefunction space	8,500 square feet
<i>Exterior function space</i>	73,608 square feet	
<i>On-site facilities</i>	9,000-square-foot Spa Moulay, with 11 treatment rooms	
<i>Parking</i>	696 spaces	
<i>Retail space</i>	1,405 square feet (includes The Souk, Sultanas Market and spa)	
<i>Indoor amenities</i>	Business center, 350 square feet; Fitness center, 1,100 square feet	
<i>Outdoor amenities</i>	Desert-themed water park (includes 3 pools and 1 whirlpool)	
	white sand beach; access to 320-acre manmade lake	
	Access to Reflection Bay Golf Club, a championship, 18-hole, Jack Nicklaus-designed golf course that opened in 1998, as well as the newest course, The Falls Golf Club, designed by Tom Weiskopf.	
<i>Resort theme</i>	Moroccan	

PROJECT TEAM

ARCHITECT (Hotel)	Hill Glazier Architects, Inc. (now HKS Hill Glazier Studio)	Palo Alto, California
ARCHITECT (Golf Clubhouse)	Barry Berkus Architects (now B3 Architects)	Santa Barbara, California
CIVIL ENGINEER	Primas and Associates Consulting Engineers	Las Vegas
CONSTRUCTION LENDERS	Bank One (now JP Morgan Chase & Co.)	Salt Lake City
	The Bank of Nova Scotia (Scotiabank)	San Francisco
GENERAL CONTRACTOR (Hotel)	Perini Building Company (now Tutor Perini Corporation)	Sylmar, California
GOLF COURSE CONTRACTOR	Fairway Construction	Newport Beach, California
GOLF CLUB OPERATOR	Lake Las Vegas Resort	Santa Barbara, California
GOLF COURSE ARCHITECT	Nicklaus Design	North Palm Beach, Florida
HOTEL DEVELOPER/ASSET MANAGER	Woodbine Development Corporation	Dallas
HOTEL OPERATOR (original)	Hyatt Hotels and Resorts	Chicago
INTERIOR DESIGNER (Hotel)	Wilson Associates	Dallas
LANDSCAPE ARCHITECT	Burton Landscape Architecture Studio	Solana Beach, California
MASTER DEVELOPER	Transcontinental Corporation	Santa Barbara, California
MEP ENGINEER	Blum Consulting Engineers Inc.	Dallas
PERMANENT LENDER (original)	Deutsche Morgan Grenfell (now Deutsche Asset Management Ltd.)	New York
STRUCTURAL ENGINEER	Culp & Tanner Associates	Chico, California

PROJECT OWNERSHIP

1999-2006 – Joint venture among affiliates of Cook Inlet Region, Inc., of Anchorage, Alaska; Hyatt Hotels and Resorts of Chicago; Transcontinental Corporation of Santa Barbara, California; and Woodbine Development Corporation of Dallas.
 Current – Loews Hotels of New York purchased the resort in 2006; Lake Las Vegas Resort of Henderson, Nevada, retains ownership and operation of Reflection Bay Golf Club.

RENOVATION PROJECT TEAM

2005: Softgood renovation of guestrooms and suites		
INTERIOR DESIGNER	Chase Collaborative	Houston
PROJECT MANAGER	Woodbine Development Corporation	Dallas