

Applicable Urban Design Priorities Project Should Achieve

- [1] Improve the pedestrian realm along Stemmons Freeway frontage and Slocum Street to improve pedestrian access to and from the site.
 Considerations for public realm improvements include street trees, sidewalks, crosswalks, and the interface of parking driveways and service drives.
- [2] Through the proposed building program to provide additional amenity space for the development.
 While taking care to preserve the character defining elements of the Cabana Hotel, explore the opportunity to expand the use of the motor court to include other assets through the use of material, programing, and landscaping.
- [3] The Cabana Hotel site can become a key connecting piece between Victory Park/Downtown and the Design District/the Trinity River.
 Leverage the site's strategic location as an opportunity to provide a pedestrian connection strategy to link adjacent districts and amenities such as the Design District, Victory Park, The Ron Kirk Pedestrian Bridge, nearby bike facilities and 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 sits directly to the north and a Greyhound Service Yard is directly to the west. The original hotel was built in 1963, is currently vacant, and has served a variety of uses under various ownerships.

The proposed project consists of a complete renovation and rehabilitation of the existing structure converting to residential use.

Considerations for the site include pedestrian realm improvements and building activation along the Slocum and Stemmons frontages, the site's connectivity to the District and neighboring assets.

Cabana Hotel

Neighborhood:
 Design Distrit

Program:
 Residential



THE CABANA HOTEL DALLAS, TX



SYCAMORE
STRATEGIES



Date: 02.24.2023
FOR PRESENTATION PURPOSES ONLY



THE CABANA HOTEL
DALLAS, TX

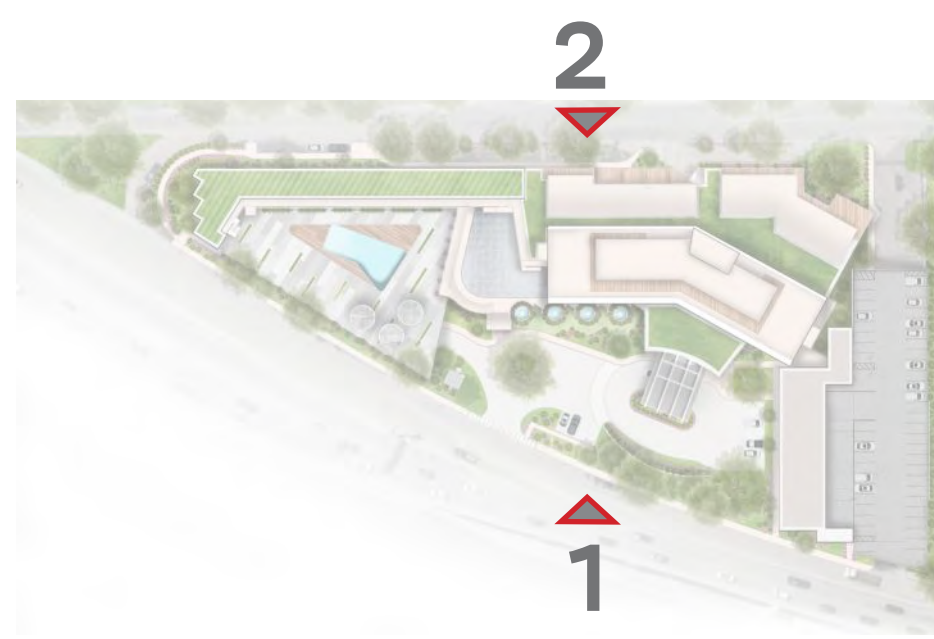


SITE PLAN

Scale: NTS

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EAST ELEVATION - N Stemmons Freeway



WEST ELEVATION - Slocum Street



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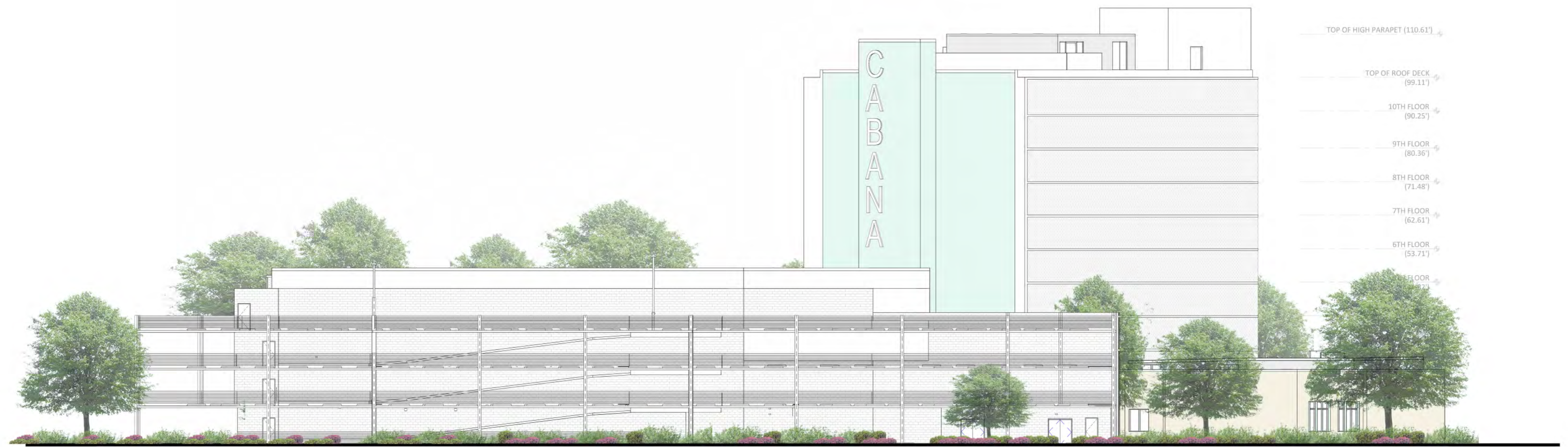
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STRATEGIES



ELEVATIONS
Scale: NTS
Date: 02.24.2023
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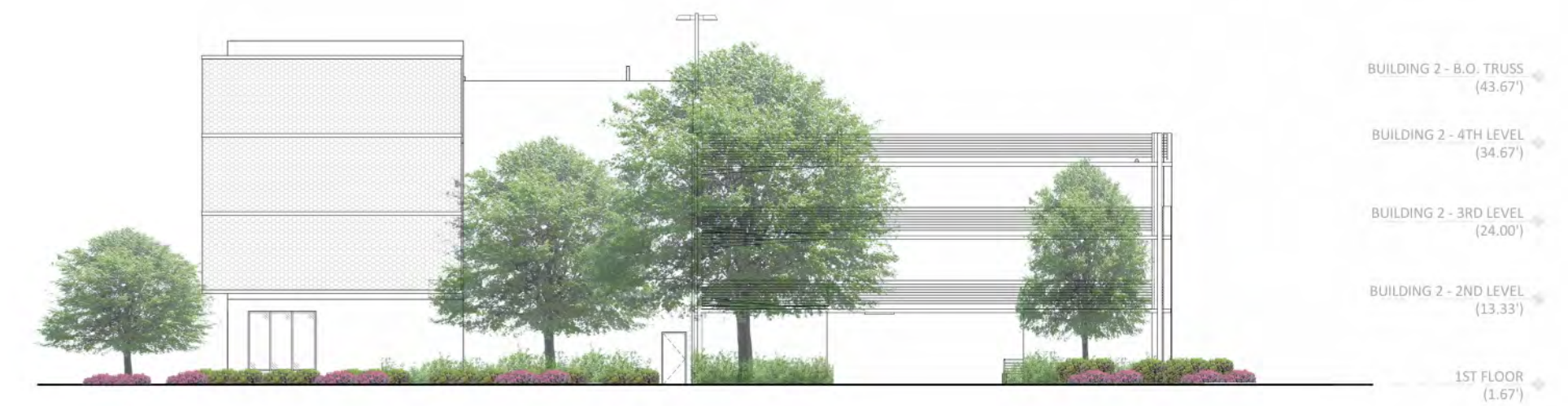
WEST ELEVATION - Building 2



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION - Building 2



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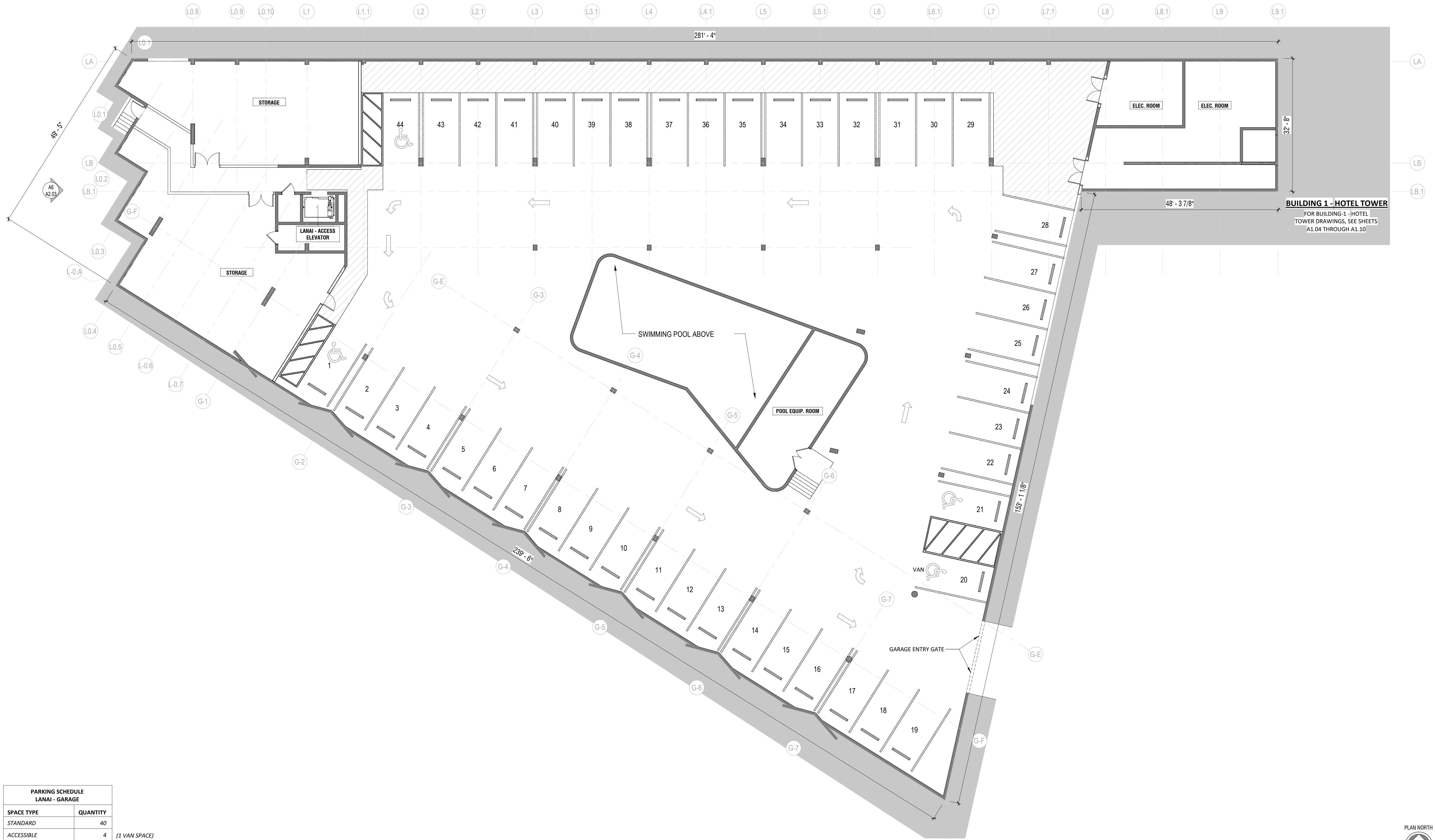


ELEVATIONS

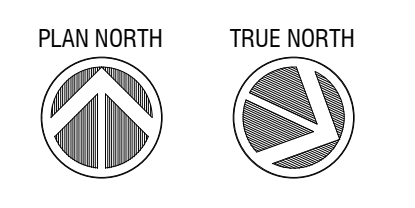
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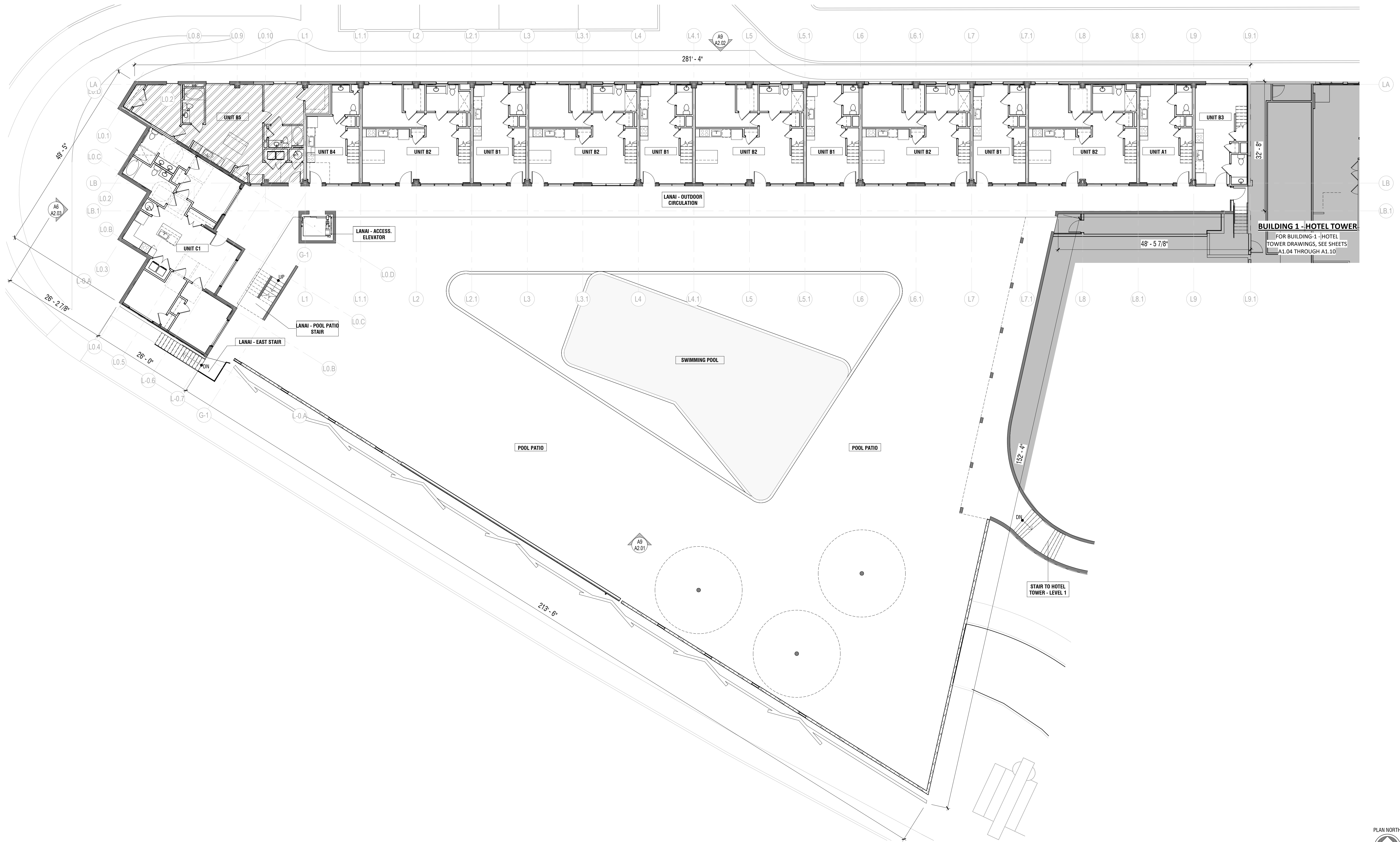
PARKING SCHEDULE LANAI - GARAGE	
SPACE TYPE	QUANTITY
STANDARD	40
ACCESSIBLE	4 (1 VAN SPACE)
LANAI TOTAL	44



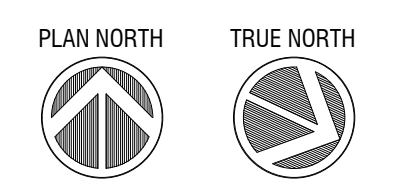
THE CABANA HOTEL
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BUILDING 1 - LANAI - GARAGE
Scale: 3/32" = 1'-0"
Date: 02.24.2023
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BUILDING 1 - HOTEL TOWER
 FOR BUILDING-1 - HOTEL TOWER DRAWINGS, SEE SHEETS A1.04 THROUGH A1.10



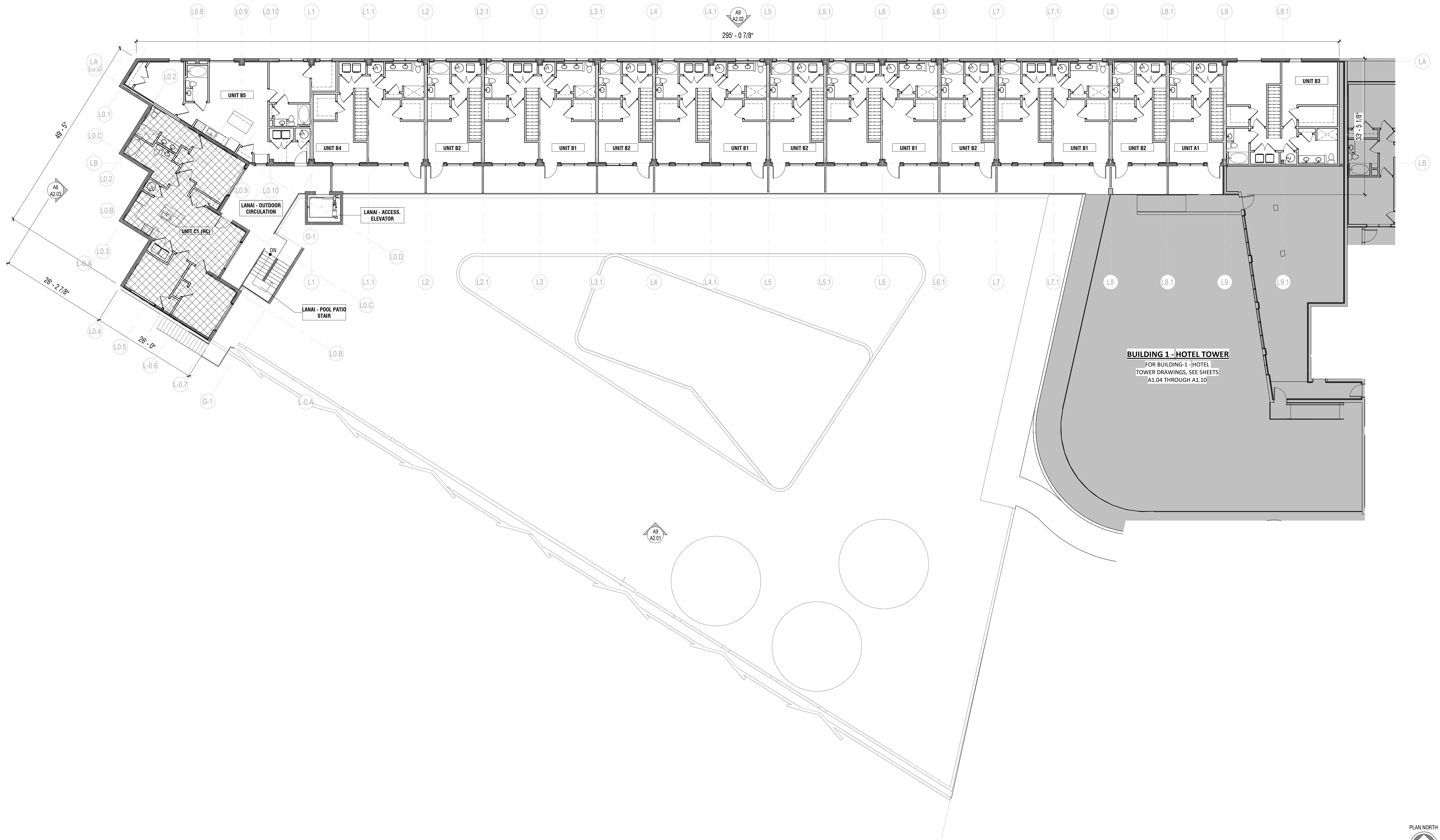
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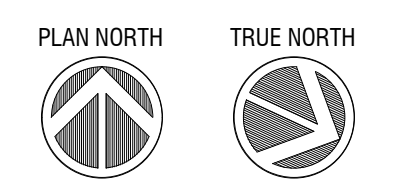
SYCAMORE STRATEGIES



BUILDING 1 - LANAI - LEVEL 1
 Scale: 3/32" = 1'-0"
 Date: 02.24.2023
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BUILDING 1 - HOTEL TOWER
 FOR BUILDING-1 -HOTEL
 TOWER DRAWINGS, SEE SHEETS
 A1.04 THROUGH A1.10



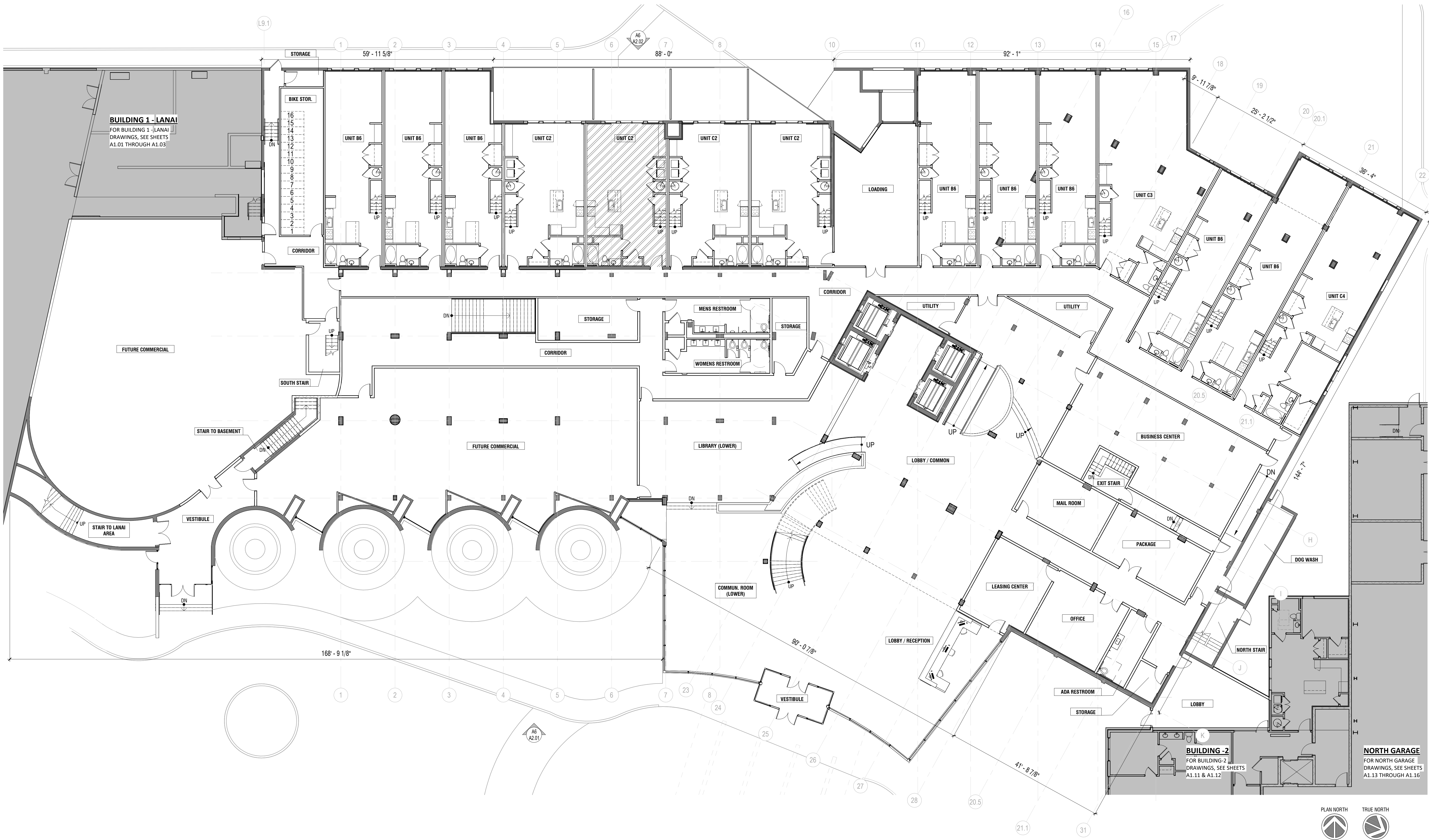
**THE CABANA HOTEL
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**SYCAMORE
 STRATEGIES**



BUILDING 1 - LANAI - LEVEL 2
 Scale: 3/32" = 1'-0"
 Date: 02.24.2023
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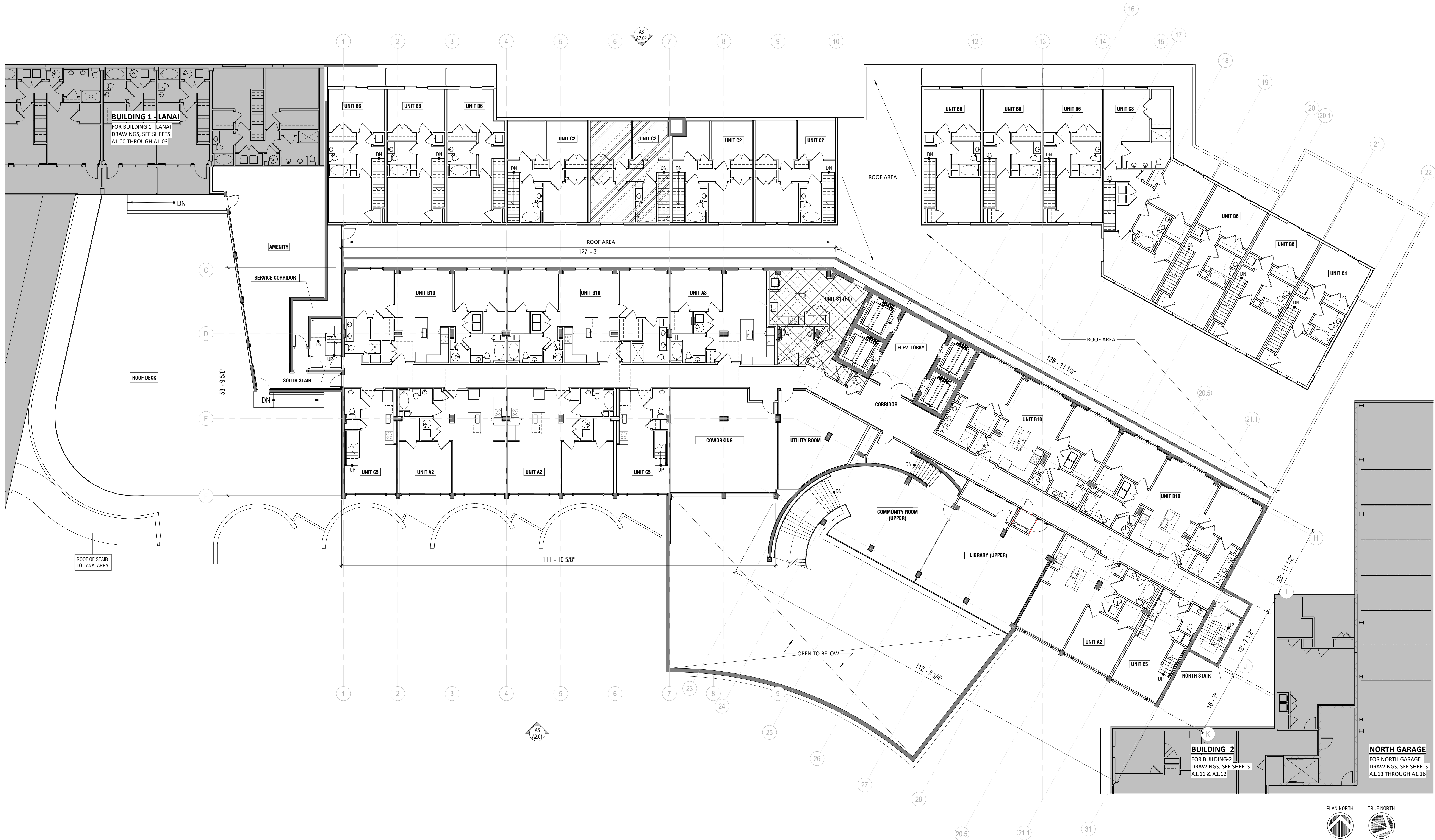
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STRATEGIES



BUILDING 1 - HOTEL TOWER - LEVEL 1
 Scale: 3/32" = 1'-0"
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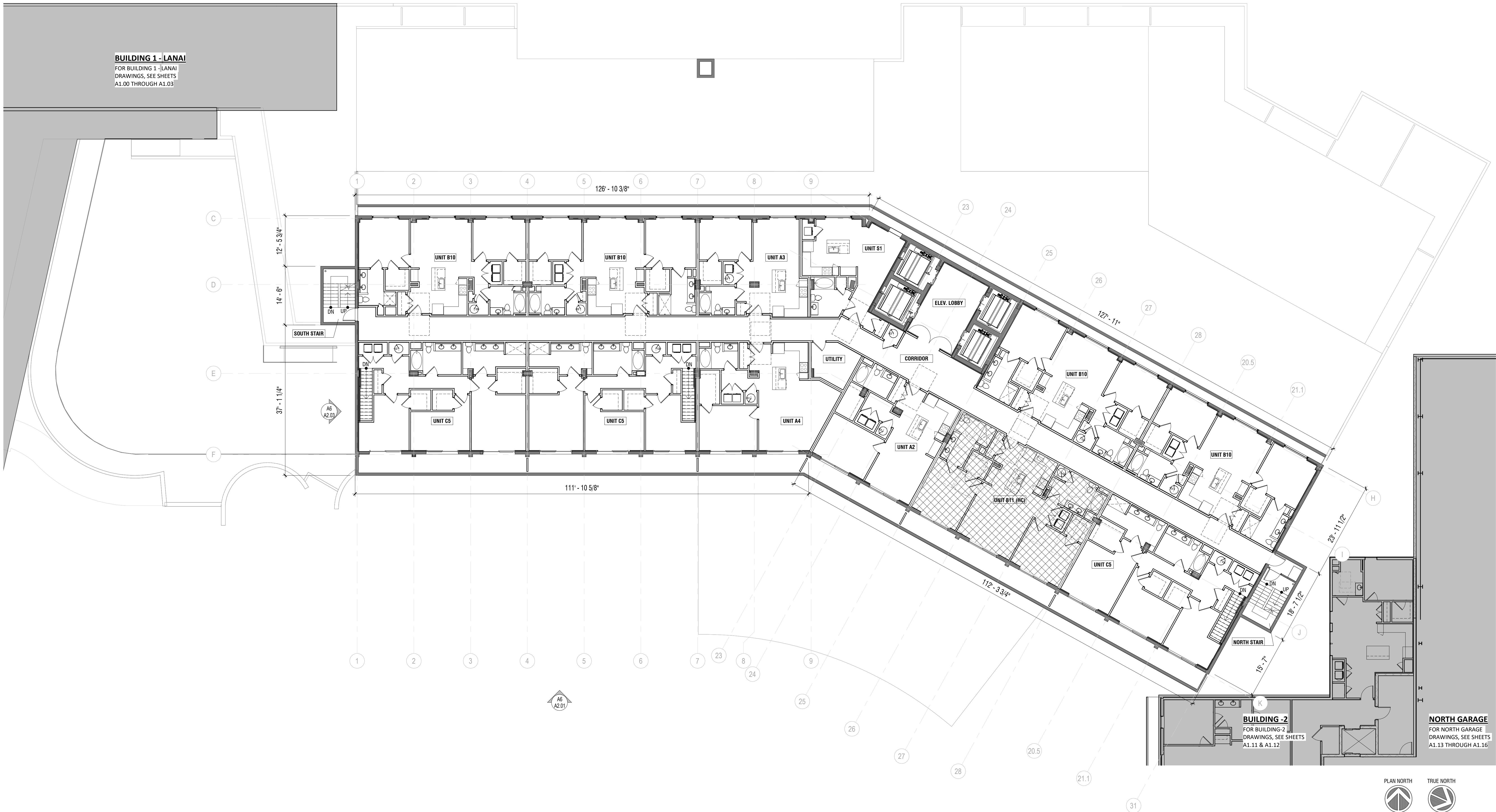


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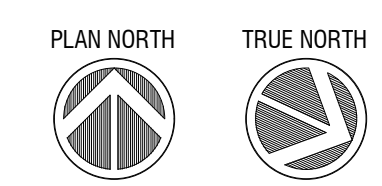
BUILDING 1 - HOTEL TOWER - LEVEL 2
 Scale: 3/32" = 1'-0"
 Date: 02.24.2023
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BUILDING 1 - LANAI
 FOR BUILDING 1 - LANAI
 DRAWINGS, SEE SHEETS
 A1.00 THROUGH A1.03



BUILDING -2
 FOR BUILDING-2
 DRAWINGS, SEE SHEETS
 A1.11 & A1.12

NORTH GARAGE
 FOR NORTH GARAGE
 DRAWINGS, SEE SHEETS
 A1.13 THROUGH A1.16



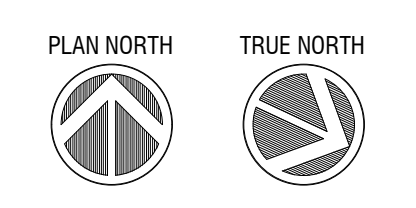
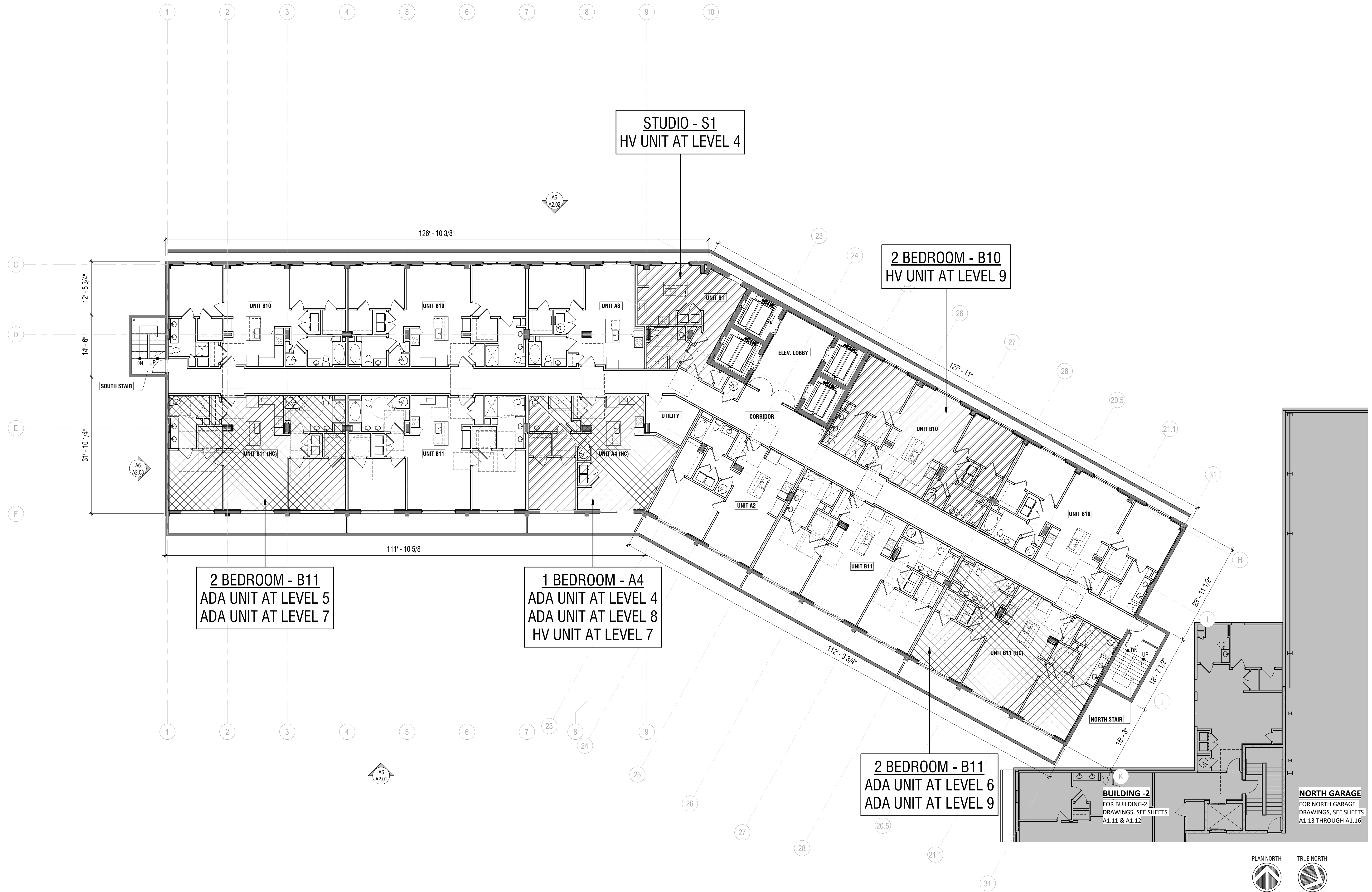
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 STRATEGIES**



BUILDING 1 - HOTEL TOWER - LEVEL 3
 Scale: 3/32" = 1'-0"
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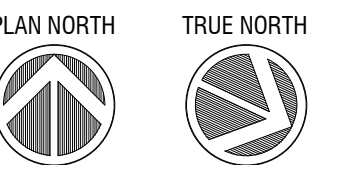
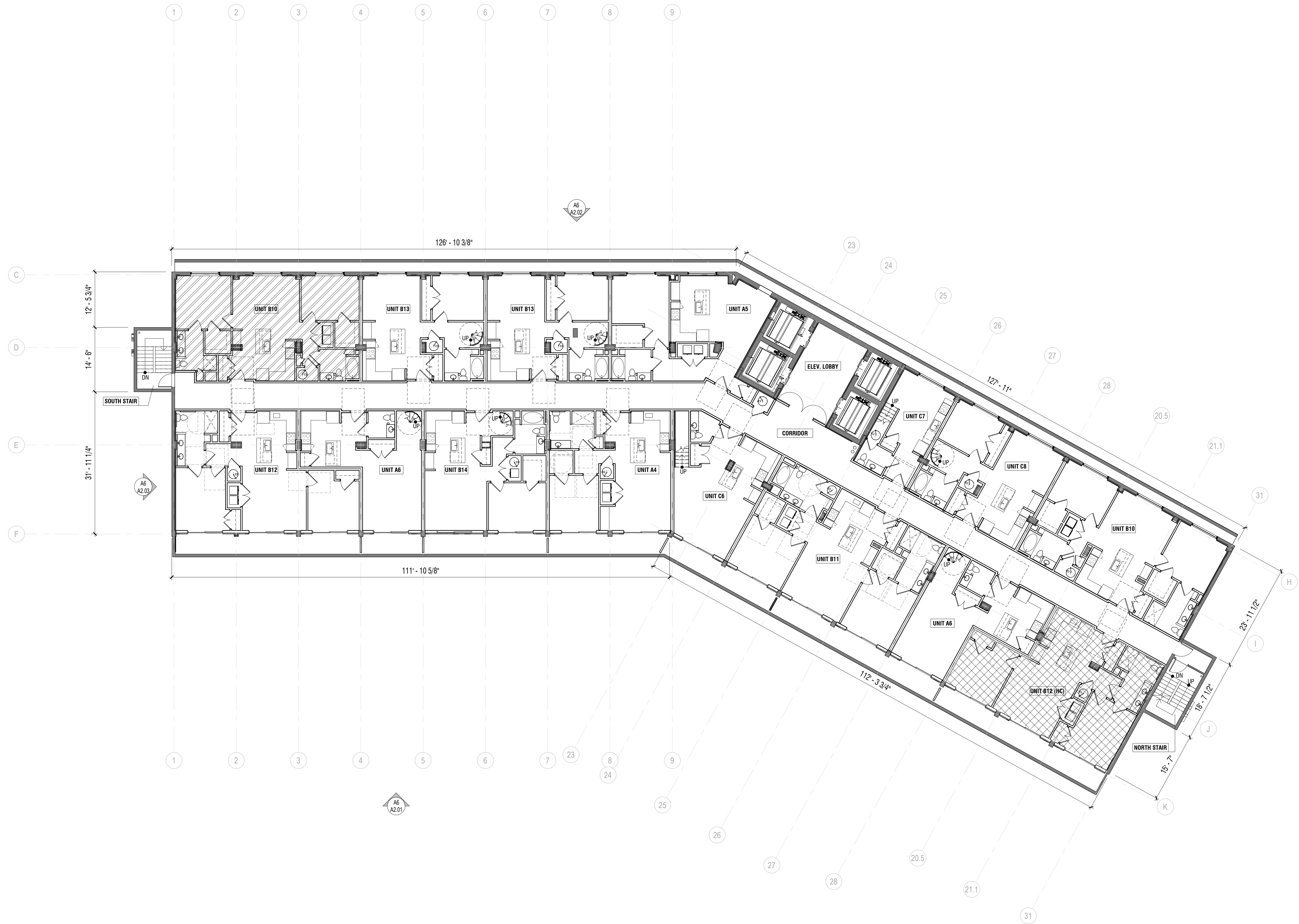


BUILDING 1 - HOTEL TOWER - LEVELS 4 - 9

Scale: 3/32" = 1'-0"

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STRATEGIES

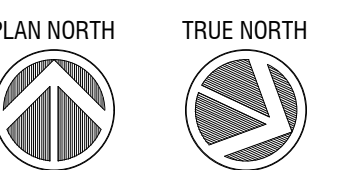
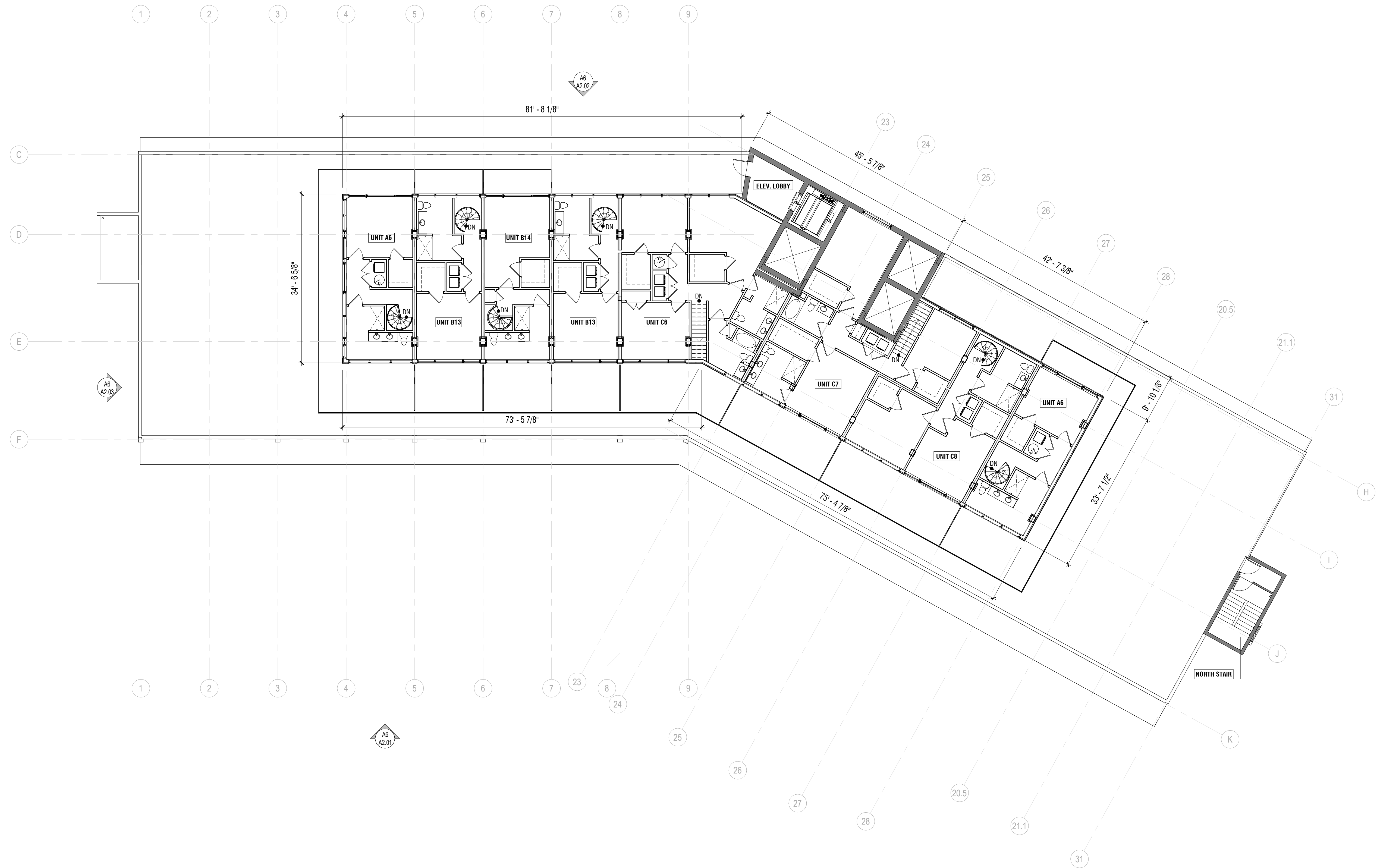


BUILDING 1 - HOTEL TOWER - LEVEL 10

Scale: 3/32" = 1'-0"

Date: 02.24.2023

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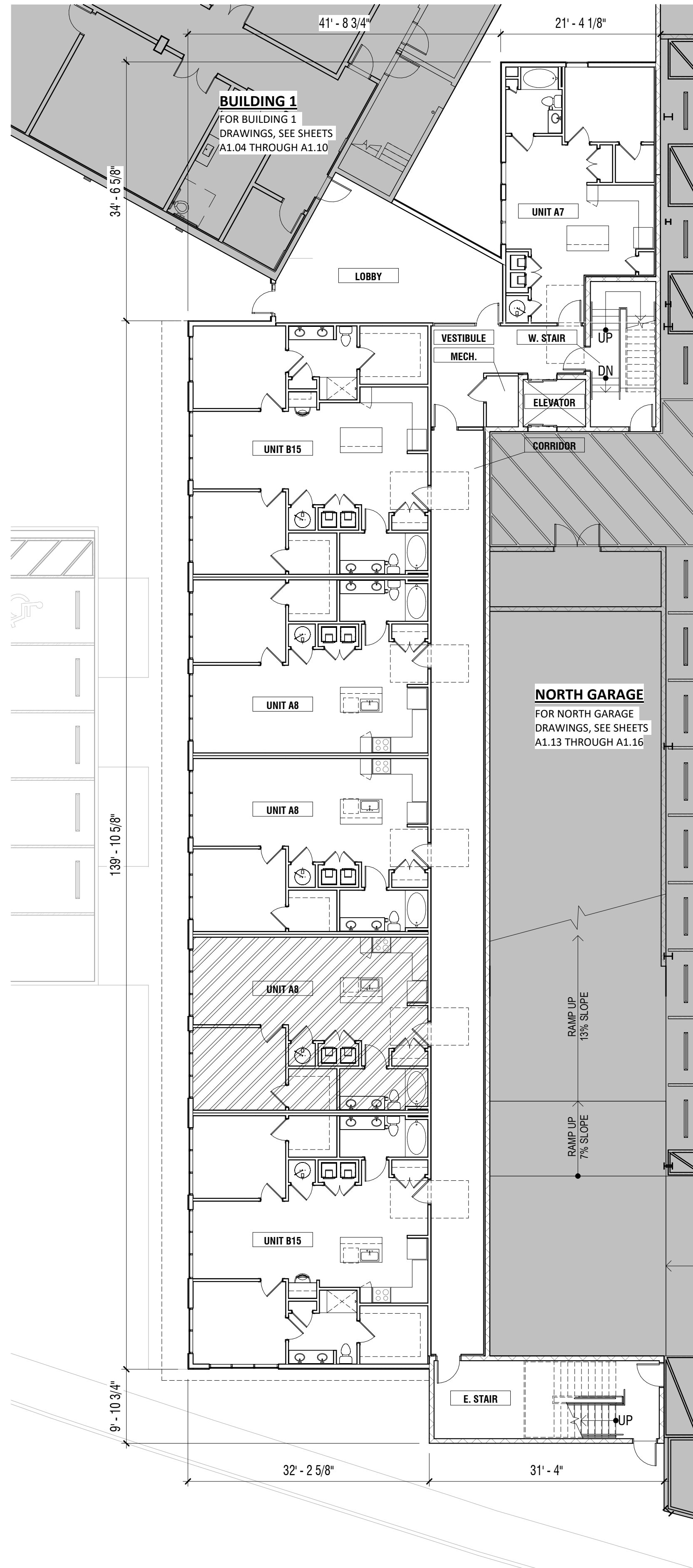
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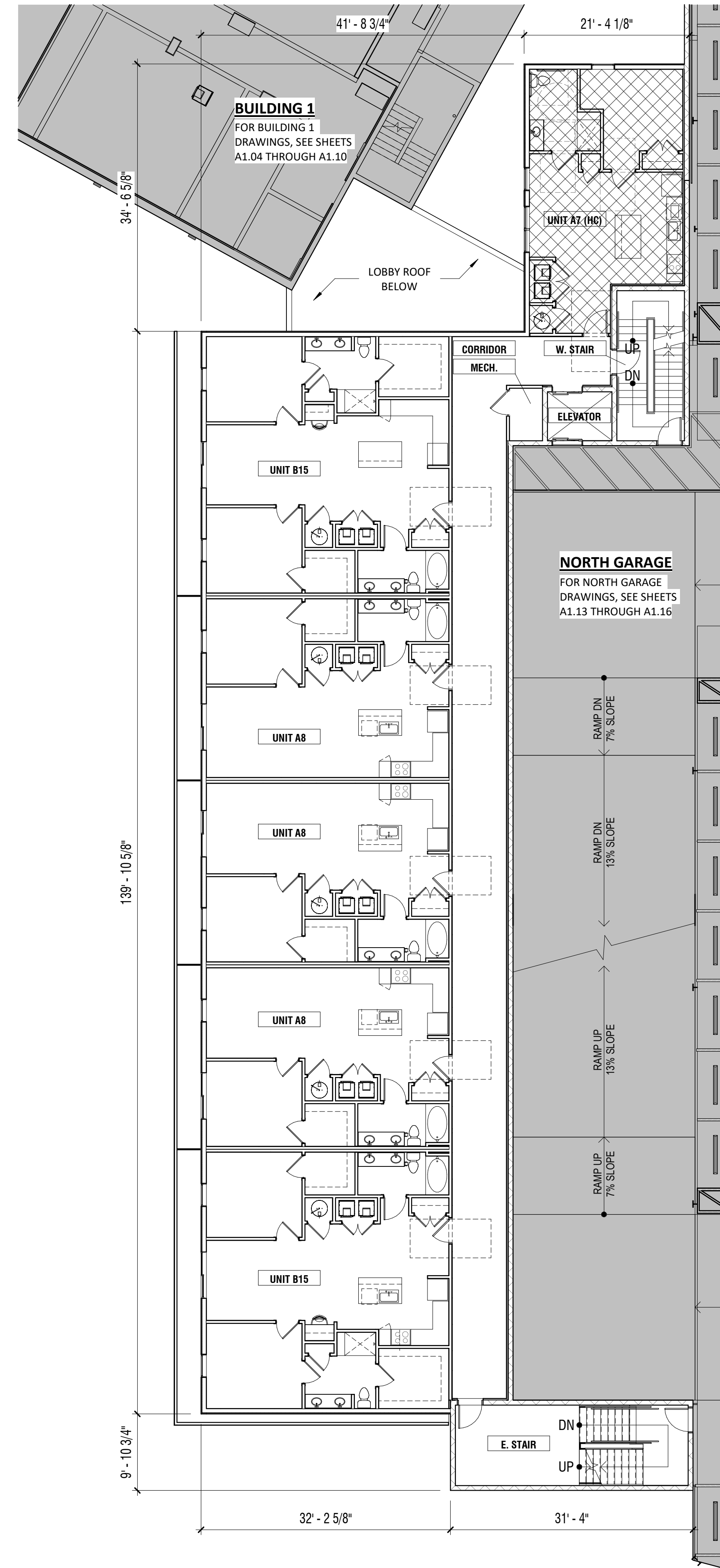
SYCAMORE STRATEGIES



BUILDING 1 - HOTEL TOWER - LEVEL 11
Scale: 3/32" = 1'-0"
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BUILDING 2 - LEVEL 1



BUILDING 2 - LEVEL 2



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STRATEGIES

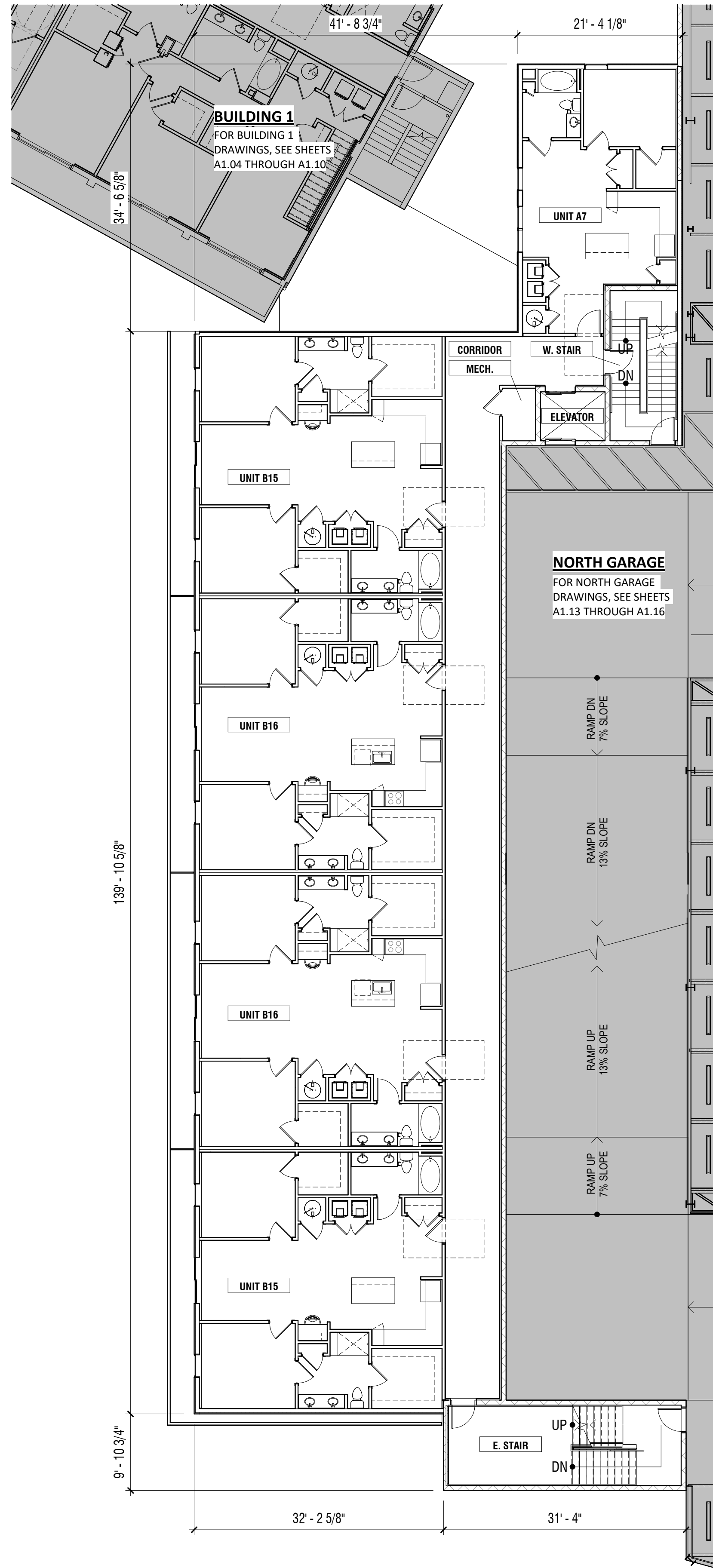


BUILDING 2 - LEVELS 1 & 2

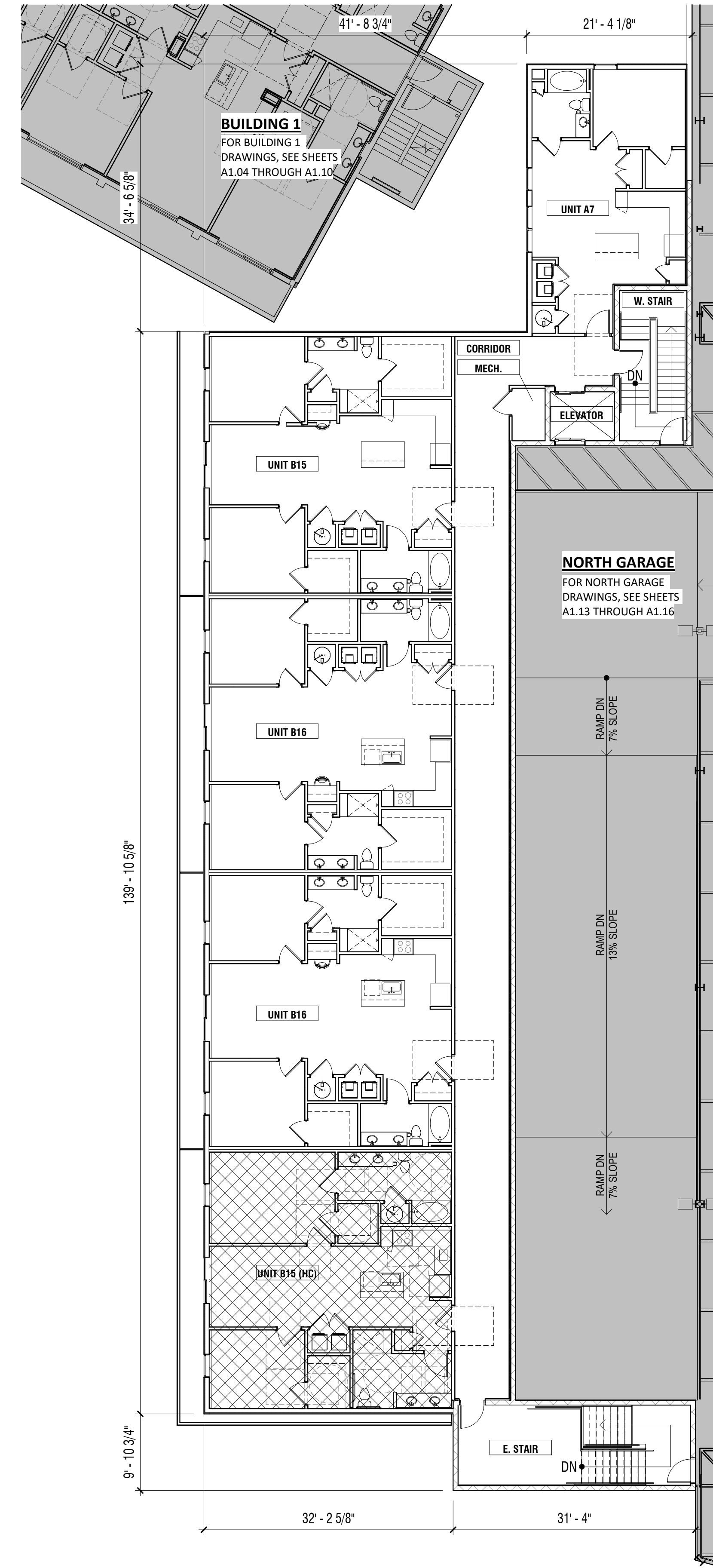
Scale: 3/32" = 1'-0"

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BUILDING 2 - LEVEL 3



BUILDING 2 - LEVEL 4



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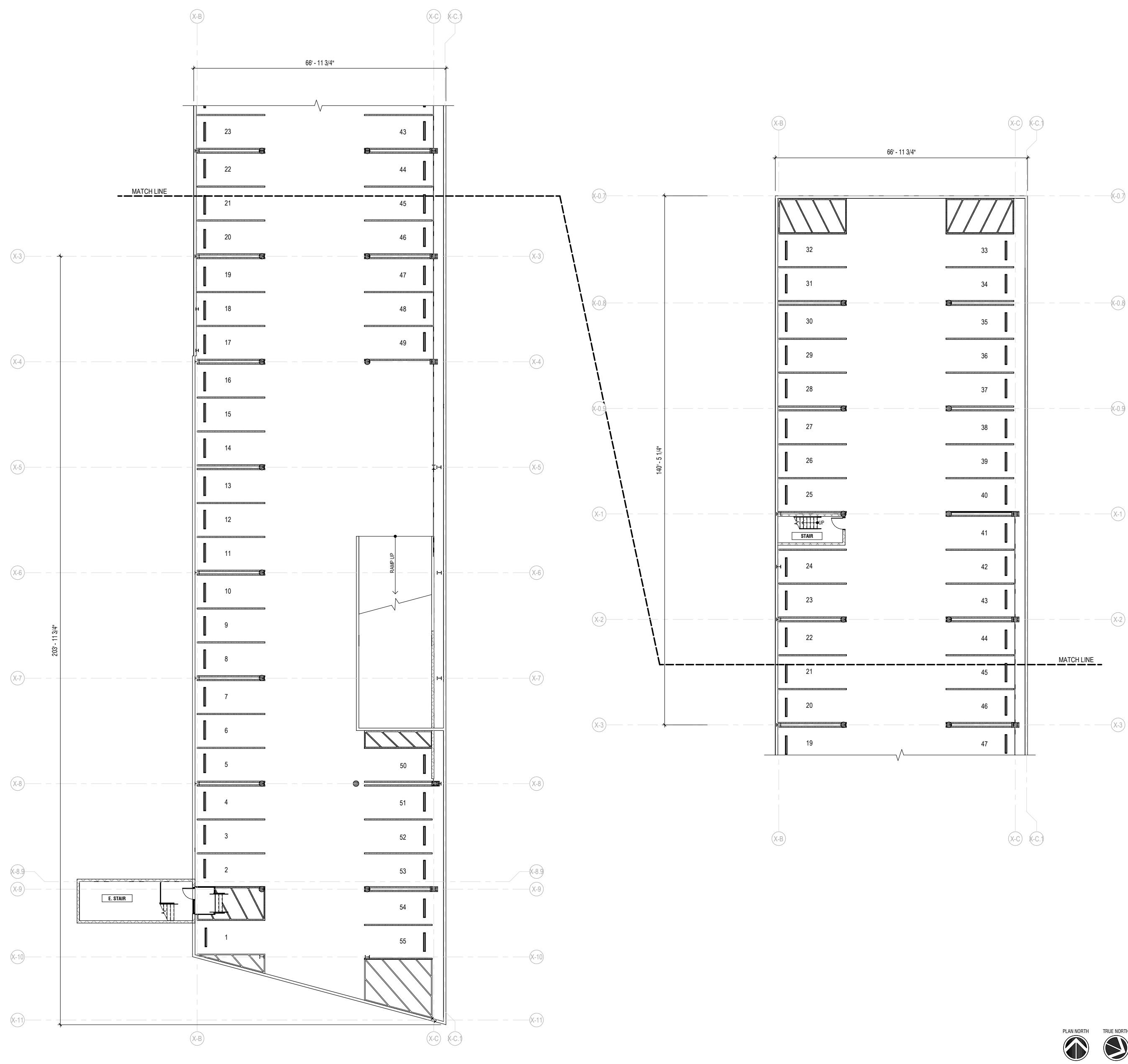


BUILDING 2 - LEVELS 3 & 4

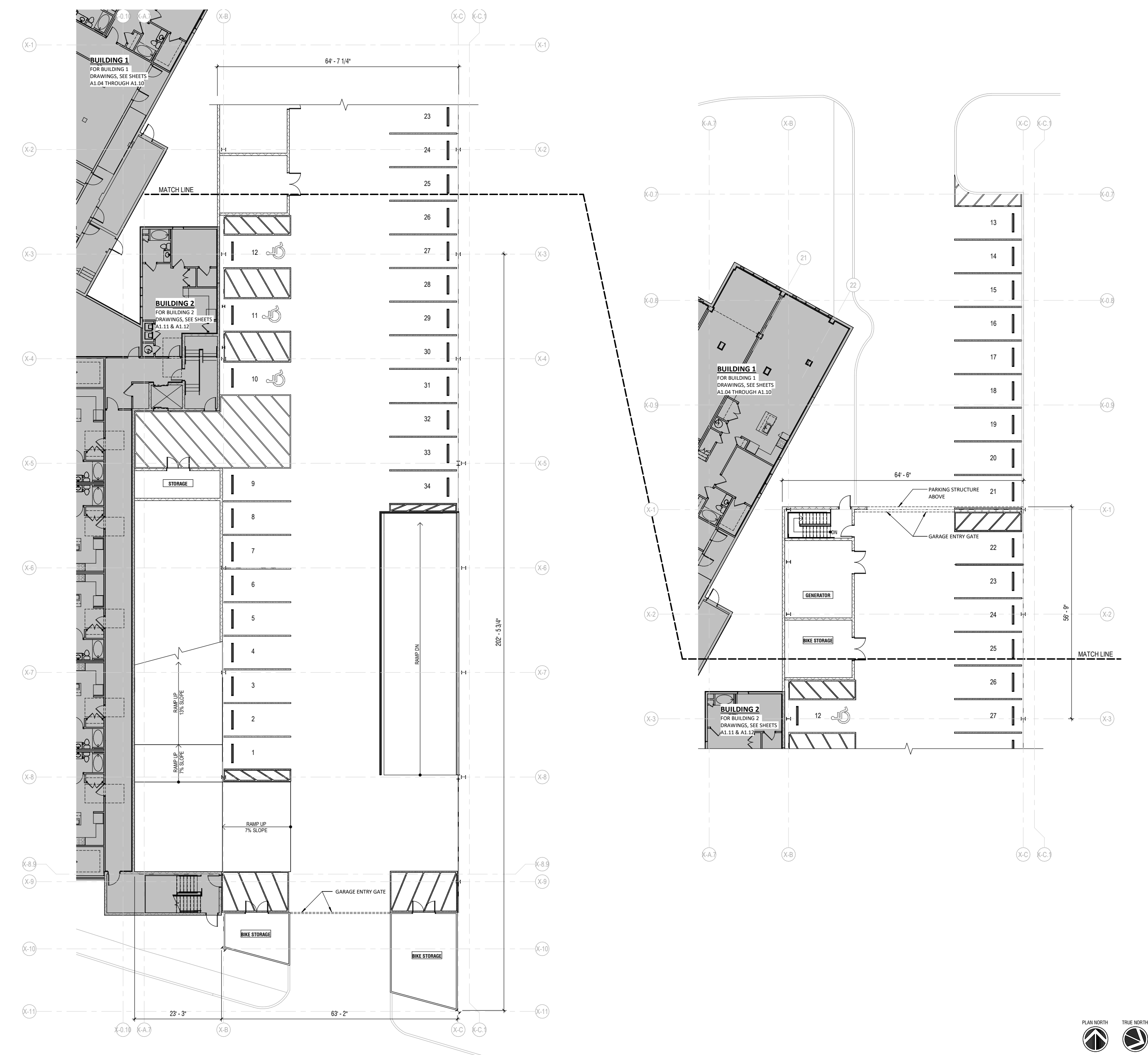
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NORTH GARAGE - BASEMENT



NORTH GARAGE - LEVEL 1



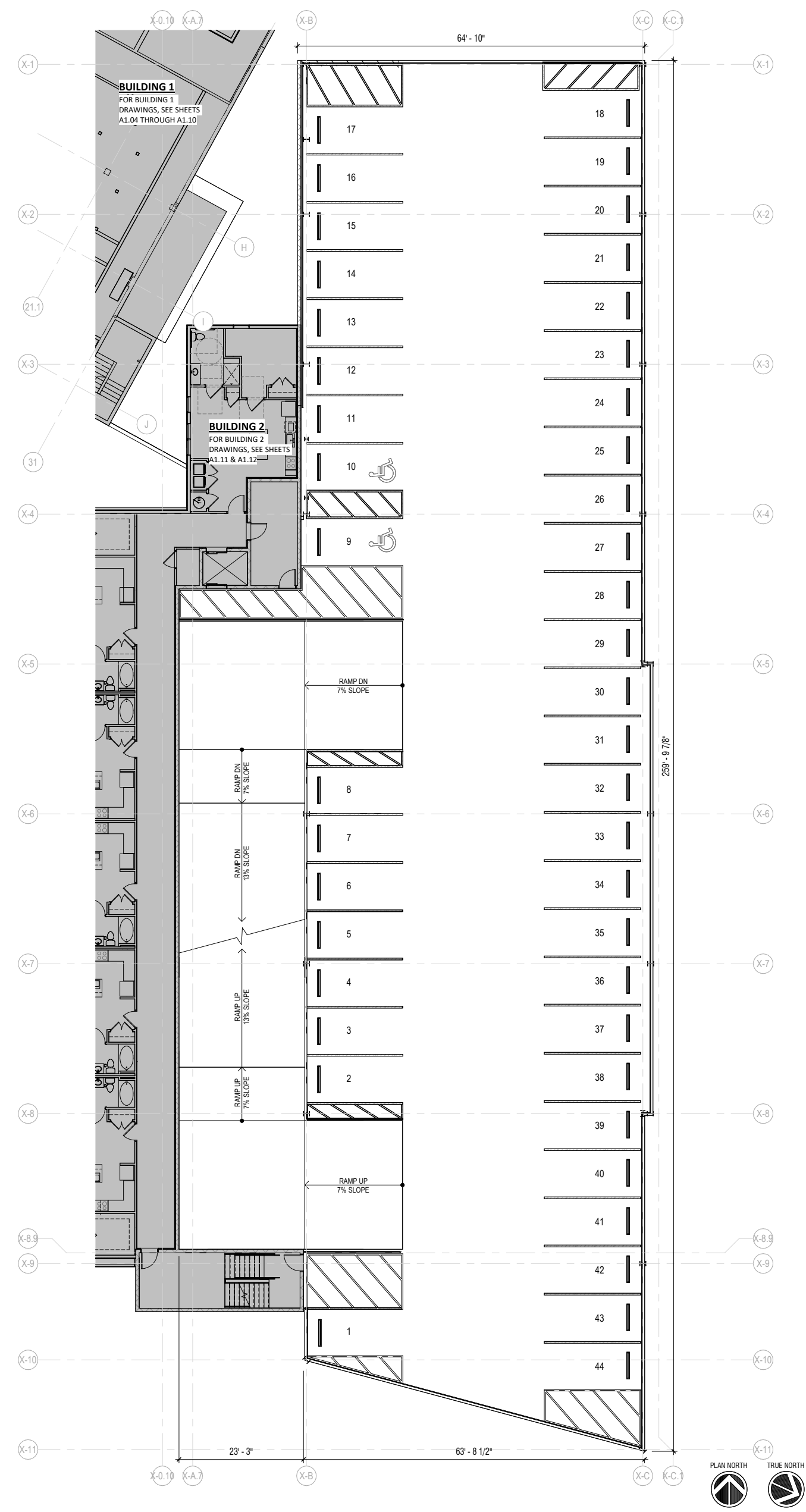
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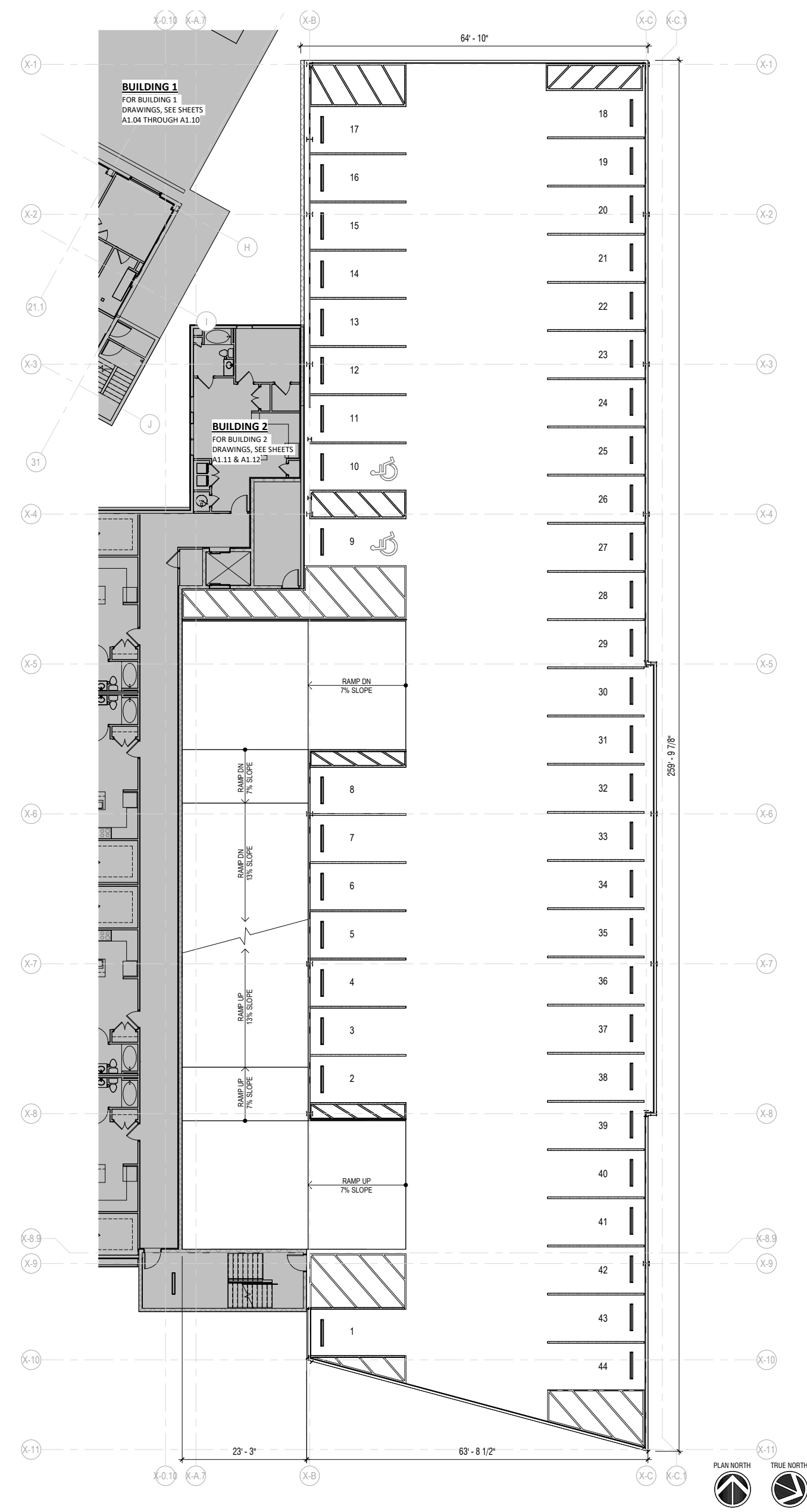
SYCAMORE
STRATEGIES



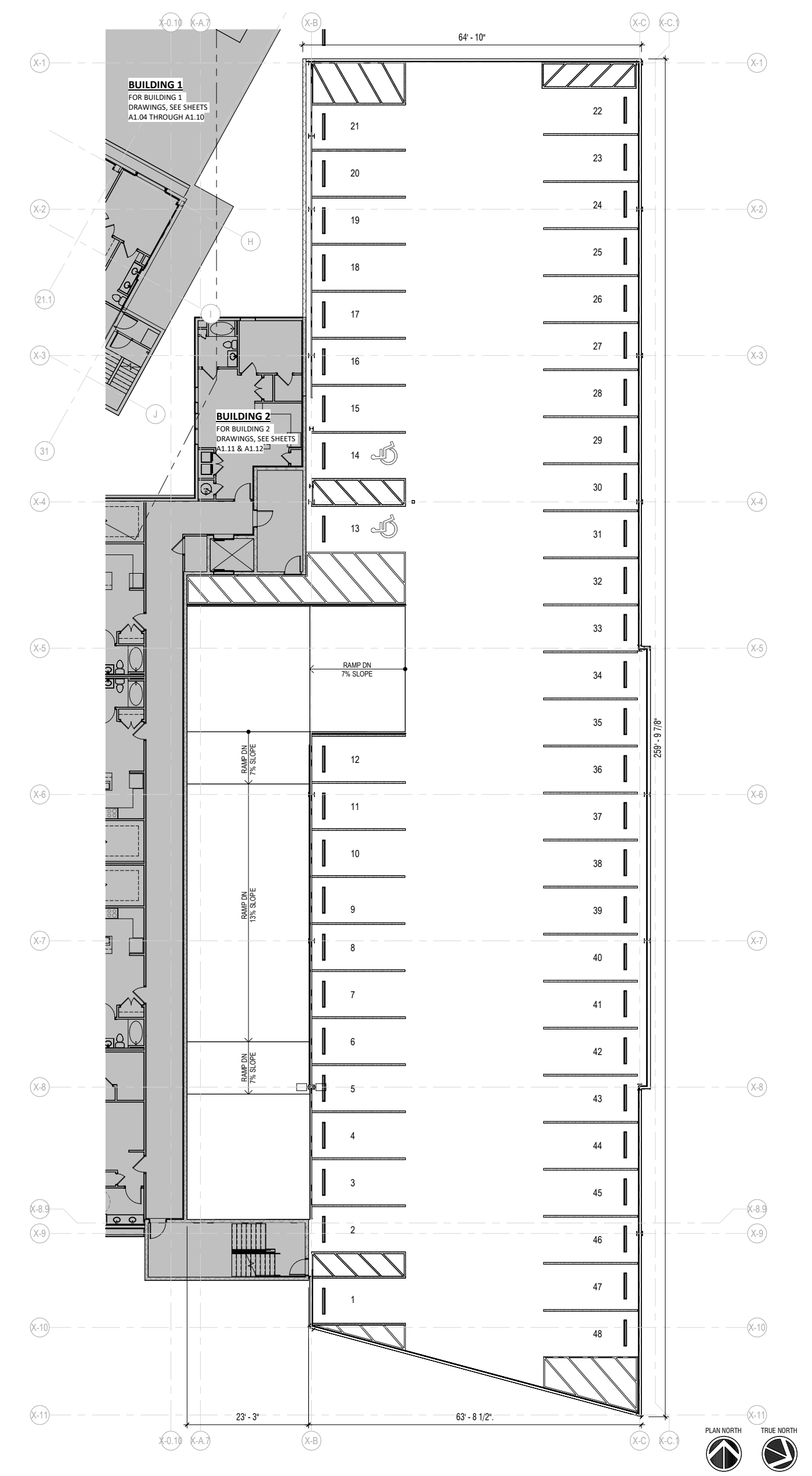
NORTH GARAGE - FLOOR PLANS
Scale: 3/64" = 1'-0"
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NORTH GARAGE - LEVEL 2



NORTH GARAGE - LEVEL 3



NORTH GARAGE - LEVEL 4



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NORTH GARAGE - FLOOR PLANS
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SURROUNDING STREETScape



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