

HOTELS & RESORTS

Makeover ahead for Four Seasons

Las Colinas property ultimately to become Ritz Carlton Dallas

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The Four Seasons Resort and Hotel Dallas at Las Colinas routinely ranks as one of Texas' top hotels and resorts.

But the Irving property will soon sport the flag of a rival five-star brand.

The landmark 431-room hotel, bought by an investment group earlier this year, will be turned into a Ritz Carlton resort as part of a \$55 million makeover, according to a Wednesday announcement from new owners Partners Group and Trinity Fund Advisors.

On Dec. 15, Marriott International, Ritz Carlton's umbrella company, will take over management of the resort and rename it the Las Colinas Resort Dallas. Once the renovations slated to be completed by 2024 are in place, the property will be reintroduced as the Ritz Carlton Dallas, Las Colinas.

Planned improvements include a slew of upgrades, such as renovations to guestrooms and villas, meeting and event spaces, and the outdoor pool. New concepts will be brought in for its food and beverage outlets.

Partners Group is a global private assets firm based in Switzerland. Trinity Fund Advisors is an affiliate of Trinity Real Estate Investments, which operates from offices in Hawaii and Los Angeles.

"We are excited to expand the Ritz-Carlton brand in the Dallas metroplex," said Trinity managing partner Greg Dickhens in a statement. "Through our agreement with Marriott International, we will be able to offer ... a destination experience suited to the demands of today's sophisticated travelers across both the meetings and leisure segments."

Throughout the transition, resort guests will have access to an adjacent golf and sports club equipped with a dozen tennis courts, an indoor swimming pool, fitness center and a Tournament Players Club golf course.

The nearly four-decades-old resort was home to the annual Byron Nelson Championship golf tournament for years. The tournament has been at TPC Craig Ranch in McKinney for the last two years.

Four Seasons is planning a new Dallas property at Turtle Creek, north of Uptown.

Boston-based Carpenter & Co. and Dallas' Perot family are teaming up to build the \$750 million high-rise at Cedar Springs Road and Turtle Creek Boulevard. The Four Seasons tower project is planned to include 240 hotel rooms and suites and 90 to 125 luxury condominiums.

Award-winning architectural firm Pelli Clarke Pelli and Dallas' HKS are designing the more than 30-story mixed-use tower.

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