



PROJECT FACTS

Project Cost: \$370 million

No. of Stories: 37, plus 4 of underground parking

No. of Rooms: 1,048 rooms, including 131 Fairmont Gold rooms

Size: 1.4 million square feet

- Austin's largest hotel
- World's largest Fairmont in terms of square feet
- World's second largest Fairmont by room count

Height: 590 feet, making it the second tallest structure in Austin, and the city's tallest hotel.

Location: 101 Red River Street, immediately east of the Austin Convention Center. The two areas connected via the Red River Canopy Walk, making it the only hotel with direct access.

Parking: 565 spaces

Meeting Capacity: ±140,000 sq. ft., including 40,000 sq. ft. of prefunction space and 13,500 sq. ft. of indoor/outdoor space, with capacity for up to 1,300 guests.

Ballrooms: 5th floor ballroom - 31,125 square feet (largest hotel ballroom in Austin)
3rd floor ballroom - 26,082 square feet

Restaurants and Bars: 5 total, including four offerings on the ground level, and an indoor/outdoor bar on the 7th level

Taxes: ±\$20 million in state and local taxes annually, with most local taxes going to the Waller Creek TIF district.

Why hotel matters to Austin: Will serve as fresh catalyst for the Austin Convention Center and hospitality industry, helping to elevate the city's status and ability to attract larger-scale conventions and events.

PROJECT TEAM

Developer: Manchester Texas Financial Group

Operator: AccorHotels (Fairmont)

Financing: Colony Capital, LLC

Construction: Hunt Construction Group

Architect: Gensler

Interior Design: Warren Sheets Design

Canopy Walk: Thomas Phifer and Partners and Michael Van Valkenburgh & Associates

Website: www.Fairmont.com/Austin

Elevating Austin

Austin, Texas has quickly become a preeminent tourism destination, hosting national events that draw some 20 million visitors to the city each year. With demand for more adequate hotel accommodations and convention space reaching all-time highs, Manchester Texas Financial Group invited Gensler to design a new hotel that would not only satisfy the need, but in doing so, bring a hospitality experience to Austin unlike anything previously found in the State's capital city.

Fairmont Austin will feature 4-star, luxury accommodations. At the same time, advanced sustainable strategies aspire to achieve LEED Gold certification, and when successful, will be the first hotel in Austin to do so.

Canopy Walk Connection

Fairmont Austin's Red River Street Canopy Walk unites the hotel not only with the Austin Convention Center, but the Waller Creek corridor as well. This 33-foot-tall elevated bridge features an open-air, winding approach unlike any other direct connection of its kind. This unique aerial perspective is designed by New York-based Thomas Phifer and Partners in conjunction with Michael Van Valkenburgh & Associates, as part of the Waller Creek Conservancy's lauded master plan for the surrounding area.

A Hotel on a Park

San Francisco-based interior design firm Warren Sheets Design quickly surmised just how important outdoor life is to Austinites. Because the hotel was on a park, Warren Sheets decided to bring the park into the hotel. The focus: organic continuity from the environment to the spaces within and throughout.

Upon entering, guests are greeted by two 24-foot-high by 26-foot-wide towering Heritage Oak trees which flank the reception desk. The Park Lounge features a geometric, life-size topiary garden with majestically imposing tree, and moving lights aimed at the ceiling. Indigenous greenery and cultural references also appear throughout the hotel's interior. Exterior landscaping follows similar suit, amplifying the unique and critical ecosystem of Waller Creek.

