

The Fairmont Overview

Located on a 0.56 acre lot in the heart of Salt Lake City's premier Sugar House neighborhood, The Fairmont is a transit-oriented building consisting of 59 Class A apartment homes. With a wide variety of unit sizes ranging from 537 SF to 1,196 SF and a unit mix consisting of 60% studios and one-bedrooms and 40% two-bedrooms, The Fairmont is expected to cater to all segments of Sugar House's growing population.

The Fairmont sits directly in the Sugar House business district and the architect of the project has taken great care to incorporate design recommendations as outlined in the Sugar House master plan. As stated in the master plan, *"...Sugar House has maintained a distinct identity...Retaining this identity depends on the preservation of the community's historic properties, both commercial and residential, and on ensuring that new design respects the community's historic development and architectural patterns...The intent of these Design Guidelines is to give general design guidance with flexibility to the development of the area. They are not intended to restrict creativity or to dictate design solutions."*

The drawings in this application demonstrate our team's effort to navigate the delicate balance between the old and the new. The primary focus of the building's design is intended to pay tribute to the historical significance of the Sugar House neighborhood while still introducing design elements that point to the future such as the glass elements at the corner of Elm and McClelland or the panels on the elevator tower. Exterior elements such as the red brick exterior have been chosen carefully to complement the historic buildings in the neighborhood including the Irving Schoolhouse and Westminster College.

In addition to the historic design consideration, The Fairmont is designed to fully utilize its location of less than 1/2 block from the S-line and other walkable amenities such as Fairmont Park, Sugar House Park, Whole Foods grocer, and dozens of highly desirable restaurants and retail destinations. As encouraged by the master plan, the project shows *"...a commitment toward optimizing the pedestrian experience and alternatives to automobile travel."* As such, the design incorporates a bike share program where bikes are provided for tenant use, which is encouraged in the *"Transportation Demand Management"* section (21A.44.050 4b) of the Salt Lake City Zoning Ordinance. This program will offer residents easy access to all of the tremendous amenities that Sugar House offers.

The 60-foot tall building will be a podium structure consisting of five levels of wood framing over two levels of concrete slab, including one subterranean parking level. The Fairmont will comply with the Salt Lake City Zoning Ordinance's parking standards. Per section 21A.44.030 of the ordinance, and based upon Fairmont's proposed unit mix, the project's parking count meets the ordinance's parking requirement with a minimum of 79 parking spaces. The surface parking on the west side of the building is purposely screened by a metal gate and brick wall to enhance the appeal of the project for its residents and surrounding neighbors.

As you will notice in the drawings, we have also made a concerted effort to respect the building's residential neighbors to the West. In the building's first design iteration, the building was laid out in an L-shape with a large portion sitting on the western side, directly along the minimum required set back line of 10 feet (as specified in ordinance 21A.26.060). However, we were concerned about the single-family residences to the West and in subsequent iterations we removed the L-shape from the design and have pushed the building's setback more than 40 feet from the western boundary of the site, or more than 30 feet than is required by code. In doing so, we have pushed the building to be directly adjacent to the eastern boundary of the site which is in line with code 21A.26.060-F, as well as the master plan that requires *"...all new buildings to be built to, or near the sidewalk, with varying setback allowed for landscaping, public amenities, or outdoor dining."*

On a personal note and as lifelong residents of Salt Lake City who grew up visiting the Sugar House area often and who live within five minutes of the project, our team is dedicated to delivering a building of which our neighbors, friends and community members can be proud. We view the Sugar House area as the life blood of the east bench of Salt Lake City and we look forward to our children and grandchildren frequenting this beautiful neighborhood just as we did growing up. As the master plan encourages projects to *“support small locally-owned neighborhood business to operate harmoniously within residential areas...”*, it is our intent to move our small family owned business to the first floor of The Fairmont so we can participate in the Sugar House experience on a daily basis. We look forward to working closely with planning commission and community council on this project.