

Fairpark Master Plan Study: Third Progress Report

Community Comments & Broad Scenarios for Fairpark Future



At the end of May, the architectural firm hired by the State to research options for the future of the Utah State Fairpark, CRSA, released its 3rd Progress Report to State of Utah's Division of Facilities Construction and Management (DFCM). Included in the report was the result of efforts to gather the ideas on the future of the Fairpark from people living in the

neighborhoods near the Utah State Fairpark.

Many Fairpark Community residents attended the open house on May 14th at the Northwest Community Center, hosted by the Fairpark Community Council. The open house was an effort of the CRSA's design team to solicit input from the more than 100 attendees from the community and other interested parties.

The open house offered three "stations", where participants were asked what they like about the Fairpark and what they would change, what was their vision for the Fairpark in 25 years, and were there aspects of other States' fairs that might be incorporated in the Utah State Fair. Participants were then asked to submit written comments regarding the future of the Fairpark.

A plurality of comments either stated that the Utah State Fair should stay at its present location or that the Fairpark should be upgraded in different ways, such as expanding the stadium or building facilities that would be attractive sites for conventions and conferences.

Correspondingly, the online survey conducted by CRSA found that 60% (of 293 unique surveys) of respondents felt that it is very important to keep the Utah State Fair at its present location.

Other broad scenarios in the Progress Report are using the property for the construction of State office buildings or as a Transit-oriented Development, allowing for various uses such as residential, a mid-sized hotel, restaurants, office space, and retail shops.

The report identifies this last scenario, from a financial perspective, as being the "highest and best use for the property." It should be noted that this designation does not place a value on what CRSA, in numerous forums, called intangible factors. The historical importance of the Fairpark or the potential of the property to enhance the quality of life of local communities are examples of such intangible factors.

[CRSA's 3rd Progress Report for the Fairpark Master Plan](#), dated May 30, 2014 to DFCM can be viewed or downloaded from the DFCM's website (see address below). This report contains outreach findings, site analysis, peer review, facility programming, comprehensive utility impact, market findings and land appraisal research on the property, various scenario concepts, and what the next step will be to conclude the study and issue the final report to DFCM, scheduled for June 30, 2014.

[*http://dfcm.utah.gov/downloads/fairpark2014/Progress_Report3_053014.pdf*](http://dfcm.utah.gov/downloads/fairpark2014/Progress_Report3_053014.pdf)