

THE Power District



2021 FAIRPARK MASTER PLAN

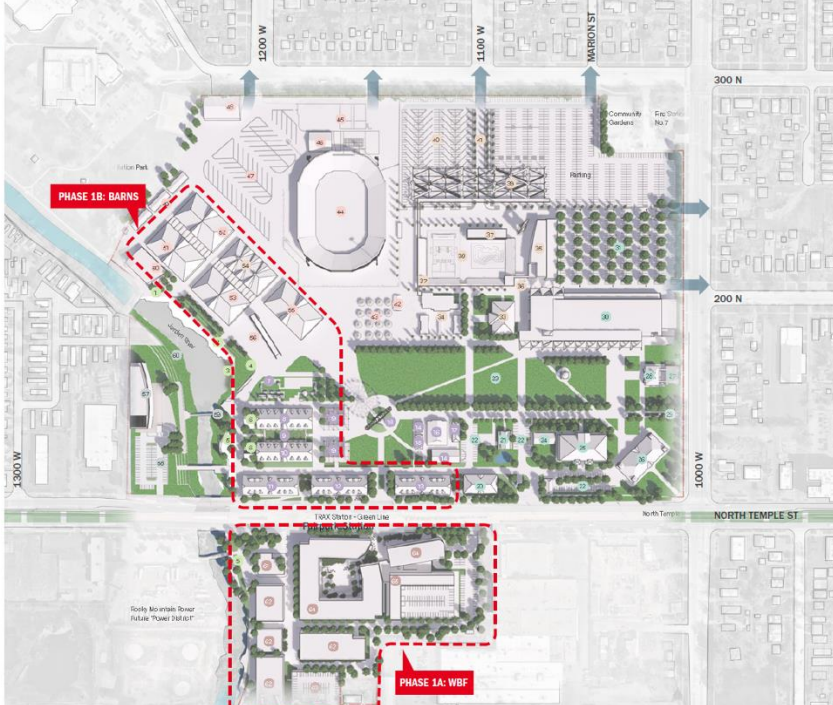
2021 Plan by EDA Architects

- The 2021 Master Plan envisions the future of the Fairpark over the next 15+ years, and includes a new Exposition Hall, new development on the White Ballfield site, new Ag Barns, and an improved Jordan River landscape.
- For purposes of discussion, the White Ballfield (WBF) is considered **Phase 1A**, and the renovation of the existing ag barns and construction of new ag barns is considered **Phase 1B**.

PHASE 1B:
PROPOSED
ALT SKATE PARK + PUMP TRACK

- Skatepark and pump track located on Fairpark Grounds.

On-site parking		
Cars:	2,037 sp.	(-143 sp.)
Surface Lots:	1,120 sp.	(-1,060 sp.)
Structure :	917 sp.	(+917 sp.)
Trailers	103 sp.	(-27 sp.)
Off-site parking		
Cars:	133 sp.	
Surface Lot at DOA:	133 sp.	
Livestock		
Barns (Interior):	126,320 sf	(+24,900 sf)
Prep (Exterior):	~125,000 sf	(-20,000 sf)
Development		
	Retail	Resi
WB2	18,750 sf	145,000 sf (132 units)
WB3	21,300 sf	291,000 sf (264 units)
Exist. Barns	71,740 sf	



Fairpark Planning Progress

- Conceptual planning is underway
- Established weekly meeting cadence
- Working to better understand the Fairpark logistics and financial operations so we can better advance development
- Studying world-class Fairpark and western events to serve as precedents
- Proposing a visit to National Western Stock Show in January
- Planning Team:
 - UFAIR Executive Director
 - Fairpark Executive Director & Board Members
 - Larry H. Miller Real Estate Team
 - Keffer/Overton Architects
 - Sasaki Land Use Planners
 - Biohabitats

Salt Lake City Zoning Update

- LHM and Benn Buys have attended numerous public meetings and work sessions with Salt Lake City
- November 15 letter of support from UFAIR highlights close collaboration
- Final vote for zoning and development agreement is expected December 10

Provisions Agreed to by Larry H. Miller:

- 10% affordable housing at 80% AMI
- 10% open space with public access
- Open space will provide a guarantee of non-discrimination and inclusion
- 20% of residential units will be family sized (2 bedrooms or more) and include family-friendly amenities
- Some riparian overly restrictions still apply
- Design review from City on public roads and all structures over 200'
- Home game covenant
- 20' minimum width for midblock crossings
- Maximum building setback of 15'
- Numerous uses not allowed
- Signage restrictions

Development Activities

- Asbestos remediation is taking place at the old Ramada hotel
- Demolition is underway at the ABF site
- A corrective action plan for remediation at the ABF site has been shared with the Utah Department of Environmental Response and Remediation
 - Work expected to begin in February 2025



Demolition of ABF Site

Other Updates

- \$4M EPA grant for Jordan River was submitted in November
- RMP Headquarters design continues
- Underwriting multifamily on White Ball fields
- Utility design for phase 1 is underway
- Wasatch Front Regional traffic study continues to explore transportation improvements



Wasatch Front Regional Council Workshop



Rocky Mountain Power HQ Lobby

Commitment of Public Benefits

Larry H. Miller Real Estate's commitment to the Power District on the west side of Salt Lake City includes:

Private Investment

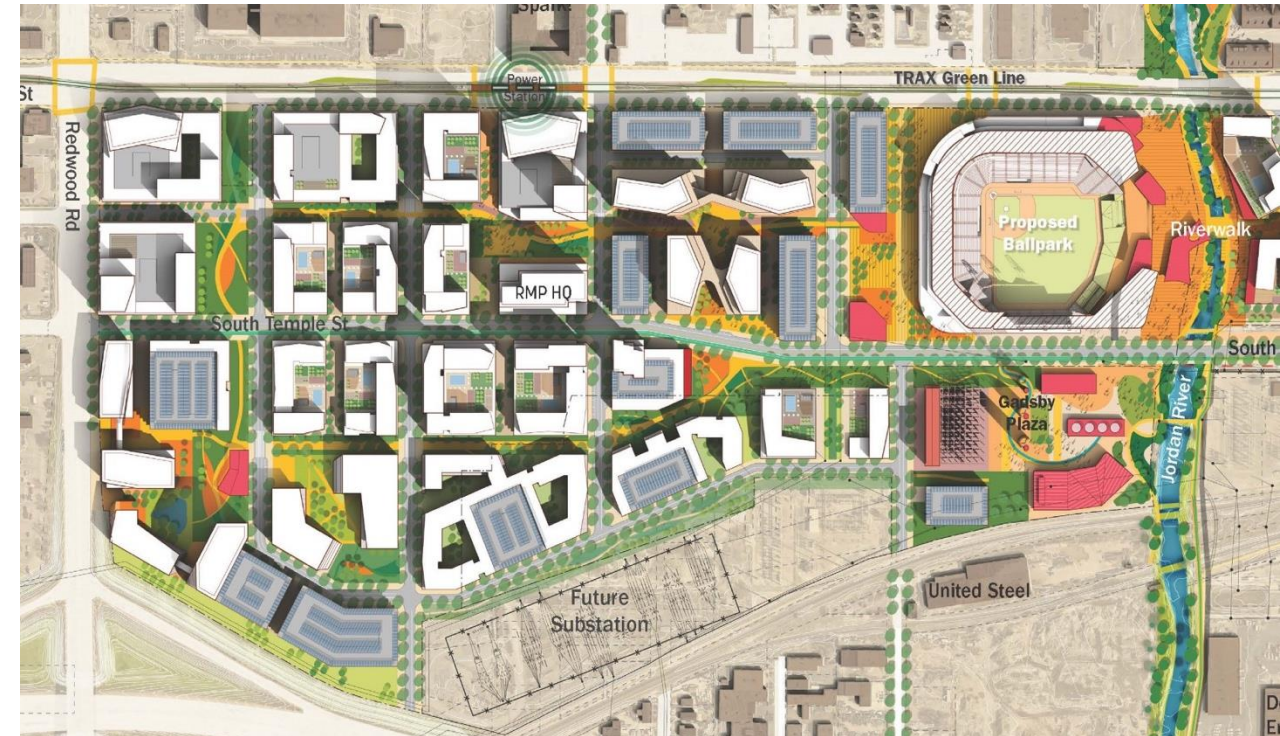
Larry H. Miller Company will invest approximately \$3.5 billion in one of the city's most deserving communities.

Cohesive Master Planning and Culture

The Power District will be a place *for all Utahns* and celebrate the local diversity and vibrant culture. Larry H. Miller Real Estate will develop a cohesive master plan and infuse proven placemaking principles into its land use planning and design.

New Housing Inventory

In an area currently devoid of housing, the Power District will add a mixture of housing types and price points, including introducing 2+ and 3+ bedroom housing options including opportunities for home ownership, and family-friendly amenities.



*Detail is published and can be found at <https://thepowerdistrict.com/>

Commitment of Public Benefits

Transportation and Connectivity

Larry H. Miller Real Estate will support and participate in a collaborative regional transportation study, approach, and design for all modalities, with an intent to increase ridership on underutilized public transportation infrastructure.

Recreation and Open Space

The Power District will include and maintain regional amenities such as parks, green space, trails, open areas and outdoor recreation that provide enjoyable experiences.

The Jordan River

Larry H. Miller Real Estate, in collaboration with community partners, will elevate the Jordan River and improve this natural asset through remediation, enhancement and activation of the river and its banks, improving water quality and restoring native vegetation and fish, providing unmatched recreational opportunities in an urban setting.



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Commitment of Public Benefits

The Environment

The Power District will be an electric-only community with a focus on sustainability. The project will remediate legacy hazardous waste on the property and along the banks of the Jordan River, improving stormwater runoff and soil quality.

Economic Development

The Power District will add a mixture of *local* and regional commercial opportunities including grocery, retail and dining establishments. The Power District envisions a job center with an eye toward sustaining and enhancing local employment for residents in the area, during and after construction.

Sports + Entertainment District

The Power District is a sports and entertainment-anchored district designed to create a destination for family-friendly experiences and year-round activation.



*Detail is published and can be found at <https://thepowerdistrict.com/>

Commitment of Public Benefits

Community Investment and Capacity Building

Continue to expand, through the Larry H. & Gail Miller Family Foundation, the Westside Community Grant Initiative to build capacity of non-profit organizations that serve Salt Lake City's west side residents.

Education

The Larry H. Miller Company will create and encourage enhanced opportunities for K-16 education and industry partners, including job fairs, job shadowing, training and internships.




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Appendix



Commitment of Public Benefits

- LHM has published its commitment to community benefits in 11 key areas for the Power District and westside residents.
- Materials are found <https://thepowerdistrict.com/>



THE Power District
SALT LAKE CITY • UTAH

COMMUNITY / PUBLIC BENEFITS

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