Ada County Expo Idaho Citizens Advisory Committee Report

January 2021
Letter from Co-Chairs

On behalf of the Expo Idaho Citizens Advisory Committee, we, the Committee Co-Chairs, would like to present to the Board of Ada County Commissioners the Citizens Advisory Committee’s recommendations for the revitalization and potential development of Ada County’s 247-acre Expo Idaho property. The Committee is proud to present three unique development directions for consideration by the Board of Commissioners and the people of Ada County.

Over the course of the last year, the Citizens Advisory Committee has engaged the community, consulted our constituents and interviewed numerous key strategic stakeholders. Each member of the Advisory Committee brought unique strengths and important talents to the process. The synergy between Committee members created an environment where respect for diverse contributions flourished.

The creation of the enclosed recommendations would not have been possible without the outstanding service of Ada County employees especially the contributions of Brianna Bustos, Kelly Woodworth, Meg Leatherman, Luke Ten Doeschate and Ada County Development Services. We are grateful for the leadership and vision of Ellen Campfield Nelson. Her guidance was deeply appreciated. Thank you to Ada County Commissioners Kenyon, Lachiondo and Visser whose vision established this Citizen’s Committee and selected the members. And last but not least, thank you to the numerous members of the public who have expressed significant interest in this process and who have followed our virtual meetings. We so appreciate your comments.

While the Citizen’s Advisory Committee has completed the objectives of our charge, we encourage the Commission to continue the conversation through a public engagement process to gather additional input on these initial scenarios and we have submitted recommendations in that regard. Should the Board of Ada County Commissioners require any additional detail, information or service, please do not hesitate to let us know how we can serve on this matter.

Andrea Fogleman and Ed Lodge
Co-Chairs of the Expo Idaho Citizen’s Advisory Committee

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1 Commissioner Malloy took over Commissioner Visser’s seat in April of 2020 and supported the Committee to its conclusion.
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Executive Summary

In November 2019, the Ada County Board of County Commissioners approved a resolution to create a Citizen’s Advisory Committee to provide non-binding input on the future uses and functions at Expo Idaho. The commissioners carefully considered members of the community who could represent a variety of perspectives and experience, and at the beginning of 2020, confirmed 17 members to the committee.

Throughout 2020, the committee met with each other, staff, and a long list of key informants to learn about the property and determine areas of opportunity within the site. They thoughtfully considered the input provided by members of the public who tuned in to their meetings and provided feedback. They conducted self-guided site tours to see the site in person and ask detailed questions of Ada County staff. They went through a series of steps and activities to ensure that the appropriate considerations regarding site restrictions and community needs were made. Under the guidance of facilitator Ellen Campfield-Nelson, they came up with 3 potential scenarios and a public engagement plan to recommend to the commissioners.

These 3 scenarios each have a primary focus (Agriculture and Outdoor Education, Sports and Recreation, and Mixed Use Town Center), but can be combined in a mix-and-match fashion dependent on the preferences of the commissioners and the general public. As the site is 247 acres, and each proposed scenario only requires portions of the site, the committee anticipates that the final product after public input will be a blend of these scenarios.

The committee is confident that their final recommendations are well thought out based on site considerations and public input, and is hopeful that the commissioners and the public can be excited about moving forward with these recommendations.
About the Committee and Process

Purpose and Objectives

Committee Objectives

1. **What do we know, would like to know?** Identify, collect, review and organize relevant information about the County’s Idaho Expo site. Identify areas of additional research.

2. **What could happen?** Explore potential options for site uses and development that comply with existing regulations and conditions. Articulate visions/scenarios for further consideration.

3. **How should we move forward, and engage the public?** Provide recommendations for a “Phase 2” public visioning process.

*Final deliverable*—a short summary of committee findings and recommendations, answering these three key questions. This document is advisory for Commissioner consideration and does not obligate action on the part of the County.

Planning Parameters

The Committee is tasked mainly with considering **appropriate land uses and constituent needs and preferences**.

- Additional technical reviews (e.g., environmental studies, economic impacts and financial feasibility) will be conducted and these aspects of potential projects and uses will be studied and evaluated during later phases of this effort.

- The “planning horizons” for this project are 5, 10 and 20-years out, i.e., what are our likely needs over those time periods and what should the property look like/how should it be used over those periods?

Project Goals

The Committee identified the following project goals for scenario evaluation and site design outcomes:

1. The property continues and enhances its role as a well-loved, well-utilized year-round activity center.

2. The current agricultural, Fair and Expo Idaho activities are maintained and/or expanded upon (either at this site or elsewhere).

3. The property continues to generate income for the County.

4. The property addresses identified County-wide needs.

5. The property integrates well with adjacent areas, contributes to the vibrancy of surrounding neighborhoods and communities, and – to the extent possible – incorporates elements of their long-range plans.

6. The property improves connectivity and circulation.

7. The property incorporates conservation and sustainability principles into its design and activities and addresses environmental issues.

8. The property is designed, and its uses operated in a way that promotes equity and inclusivity of all County constituents.
Members and Affiliations

Potential Committee members representing key constituencies were identified by Commissioners and interviewed by County staff and the project facilitator, and then invited to a January, 2020 “Meet and Greet” event, at which time they were invited to apply for a position on the Committee. The Commissioners reviewed the applications and appointed Committee members. The Committee was governed by Committee Bylaws.

<table>
<thead>
<tr>
<th>Committee Member</th>
<th>Constituency Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sheldon Barker</td>
<td>Engineer (Boise River, Floodplain, FEMA Issues)</td>
</tr>
<tr>
<td>Clay Carley</td>
<td>Developer</td>
</tr>
<tr>
<td>Allen Taggart</td>
<td>Agricultural</td>
</tr>
<tr>
<td>Bill Connors</td>
<td>Commercial</td>
</tr>
<tr>
<td>Andrea Fogleman, Co-Chair</td>
<td>City of Garden City</td>
</tr>
<tr>
<td>Marie Kellner</td>
<td>Environmental Community</td>
</tr>
<tr>
<td>Ed Lodge, Co-Chair</td>
<td>Fair</td>
</tr>
<tr>
<td>Kent Rock</td>
<td>Financial Analyst</td>
</tr>
<tr>
<td>Matthew Wilde</td>
<td>Legal</td>
</tr>
<tr>
<td>Matthew Wordell</td>
<td>Arts &amp; Culture Community</td>
</tr>
<tr>
<td>Ian Malepeai</td>
<td>Outdoor Recreationist</td>
</tr>
<tr>
<td>Saydee Henning</td>
<td>Youth Representative</td>
</tr>
<tr>
<td>Mark Lavin</td>
<td>City of Boise Representative</td>
</tr>
<tr>
<td>Brad Hoaglin</td>
<td>City of Meridian Representative</td>
</tr>
<tr>
<td>Jennifer Salmonsen</td>
<td>City of Star Representative</td>
</tr>
<tr>
<td>Kelsey Holder</td>
<td>City of Kuna Representative</td>
</tr>
<tr>
<td>Nichol Baird Spencer</td>
<td>City of Eagle Representative</td>
</tr>
</tbody>
</table>

Subject Matter Experts

| Project Team |
|--------------|--------------------------------------------------------|
| Ellen Campfield-Nelson, facilitator from Agnew::Beck |
| Kelly Woodworth, project manager (Ada County staff) |
| Brianna Bustos/Elizabeth Duncan, communications (Ada County staff) |
| Richard Beck/Megan Leatherman, director(s) of Ada County Development Services |

Meetings and Methodology

The Citizen Advisory Committee dedicated hundreds of hours of volunteer time in this effort. The Committee’s work included:

- Six Committee meetings in February, July, August, October, December and January (COVID-related hiatus during March-May)
- Optional self-guided site tour
- Seven key informant interviews
- Comparable and aspirational research
• Collection of feedback from representative constituencies
• Three Scenario Development Subcommittee meetings in September

Additionally, the Committee developed and adopted the following methodology in its work:

### EXPO IDAHO Citizen Advisory Committee - Methodology

<table>
<thead>
<tr>
<th>Collect and Synthesize Information and Ideas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Step 1: Establish parameters and intended outcomes</td>
</tr>
<tr>
<td>Step 2: Identify scenarios continuum</td>
</tr>
<tr>
<td>Step 3: Summarize and review “Dreams and Desires” part 1 (Committee member input)</td>
</tr>
<tr>
<td>Step 4: Assess site “changeability”</td>
</tr>
<tr>
<td>Step 5: Plan to engage key constituencies and informants</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Step 6: Key Informant Presentations (GBAD, Hawks, ITD, Garden City and others identified by Committee)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Step 7: Site tour (optional) and assessment</td>
</tr>
<tr>
<td>Step 8: Conduct “comparables” and “aspirationals” research</td>
</tr>
<tr>
<td>Step 9: Generate site uses list in Subcommittees</td>
</tr>
<tr>
<td>Step 10: Identify potential scenario directions</td>
</tr>
</tbody>
</table>

### Develop Scenarios and Recommendations

<table>
<thead>
<tr>
<th>Step 11A: Develop scenario conceptual designs and draft recommendations in Subcommittees</th>
</tr>
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<tbody>
<tr>
<td>Step 11B: Review and refine Subcommittees’ scenario presentation boards</td>
</tr>
</tbody>
</table>

### Final Recommendations Report

<table>
<thead>
<tr>
<th>Step 12: Develop public outreach and other recommendations for Phase 2</th>
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</thead>
<tbody>
<tr>
<td>Step 13: Review and comment on draft report and scenario materials</td>
</tr>
<tr>
<td>Step 14: Revise and approve final Committee recommendations to Commissioners</td>
</tr>
</tbody>
</table>

### How the public was involved

A priority for staff and the commissioners from the inception of this project was ensuring the public was well informed and involved in this process. While members of the general public were not allowed to participate in committee discussions to ensure their process was effective and focused, staff did try to engage the public in other ways throughout the process.

All meetings were open for the public to attend, including virtually when the committee could no longer hold meetings in person due to COVID-19. The public was invited to send their input to a dedicated e-mail inbox for the
project, and over the course of 2020, the e-mail box received over 1500 comments from members of the public. These comments were individually replied to by staff, then compiled and sent to the committee for their review ahead of each meeting so that they could be aware of how the public was responding to their process.

The 8 livestreamed meetings had a combined viewing of over 4700 views, reaching over 6500 people.
About the Site

Overview

You might hear some call Expo Idaho, “the fairgrounds.” That’s due to the fact that—since 1967—this is the very spot where the County has held the Western Idaho Fair. Beyond its half-century fair legacy, there’s more here than meets the eye. Throughout the rest of the year, over 750,000 people stop by for trade shows, company gatherings, auctions, sporting events, livestock round-ups, and everything else under the Idaho sun.

Included in this 247-acre space, you’ll also find the Boise Hawks, Riverside RV Park, Ladybird Park, the former Les Bois horse racing park, EMS, and a University of Idaho extension center. The property is located within unincorporated Ada County, who officially owns the property, and is surrounded by Garden City. The Boise River and Greenbelt line the property to the north, and with it, a large section of floodplain.

To help the committee in their process, we split the site up into sections. You can see in the map to the left that these sections include the former horse racing track, Lady Bird Park, 2 parking lots, Expo Idaho, the fairgrounds, a flood consideration zone, the Riverside RV Park, the Hawks stadium, an overflow parking area, an Ada County fire station and EMS station, the University of Idaho Extension Center, and Marigold Parking Lot.

These sections were used in a variety of ways to help the committee have productive conversations about what could/should change on the site.

The committee used them as a guide for a self-guided tour, where each member was given the current uses for each section, areas of potential change, and a series of statements to rank. They were also used to create a changeability map, which outlines the challenges and considerations for each section.
Sections Overview

Lady Bird Park
Lady Bird Park was constructed in 1967 and is approximately 19 acres in size. It is utilized by the Ada Little League for baseball practice/games and is used as overflow parking during fair time. Since it was purchased with Land & Water conservation funds, any sale or change in use would have to go through an approval process at the State Department of Parks and National Park Service; and, the county would need to find another piece of property of equal value to use for recreation purposes.

Parking Lots
The South Parking Lot is 17 acres in size and is utilized for vendor fairs. It is also used for parking during the fair and for Driver’s Training. The West Parking Lot is 18 acres and is utilized for vendor fairs and parking during the fair.

The Hawks Stadium
The Stadium was constructed in 1989 and is approximately 5 acres in size. When it is not being used for Hawk’s games it is utilized for concerts. The Hawks hold a lease with Ada County through 2038 for the use of the stadium.

Fire, EMS, and University of Idaho Extension Office
North Ada County Fire sits on approximately 3 acres and was built in 1970. It is used for Emergency Services and Administration of those services. Ada County EMS sits on approximately 2 acres and was constructed in 1991. It is used for Paramedic Services. The University of Idaho Extension Office occupies 1.7 acres and was built in 1982. It is used for Education and 4-H services.

Overflow
This area is comprised of 2.9 acres and is used for parking and as a staging area.

Riverside RV Park
The Riverside RV park is leased to and operated by Boise Riverside Ventures, LLC. There is a year to year lease with a four-year extension option. It is 15.7 acres in size and was constructed in 1990.

Flood Consideration Zone
The Flood Consideration Zone is comprised primarily of the Greenbelt and the Marigold Parking access to the Greenbelt. It also contains some dilapidated stable barns. These barns are located in the floodway and cannot be repaired or replaced.

Fairgrounds
The fairgrounds are comprised of 11 acres. The fairgrounds support the carnival and other fair activities while the fair takes place; the Fair takes place 10 days out of the year. There is also a skyride which is leased to a private entity. The lease is good through 2048.

EXPO Idaho
EXPO Idaho is the Exhibition Center. There is the primary center, the Western Town Banquet Hall and multiple barns. EXPO Idaho is used throughout the year and hosts hundreds of revenue producing events.
Former Horse Racing

This area is comprised of 60 acres. The racetrack was constructed in 1968 and the grandstands were constructed in 1972. Initially used for Horseracing; however, in November 2018 a vote by Idaho residents effectively did away with horseracing. This area is now used for concerts during fair time 10 days out of the year.

Site Tour

For the site tour, we combined the sections from 14 into 6 for ease of discussion. For each section, we had the committee consider the current uses and answer the following questions:

1. On a scale of 1-5 how much do you agree with the following statements (1 being strongly disagree and 5 being strongly agree). Please circle the number that most accurately represents your answer.
   a. This area of Expo Idaho is attractive. 1 2 3 4 5
   b. This area of Expo Idaho is being utilized and is functioning well. 1 2 3 4 5
   c. The current uses at this site should be retained at this location. 1 2 3 4 5
   d. The current uses at this site should be retained somewhere on the Expo Idaho site. 1 2 3 4 5
   e. The current uses at this site should be retained in Ada County, but not at this site. 1 2 3 4 5

2. How would you like to see Ada County invest in this area? What would you like to see maintained, improved or removed from this site?

3. Imagine a totally clean slate for this location – what would you do with this location? (assume that anything within reason is possible)

The results from the committee for question 1 were as follows:

<table>
<thead>
<tr>
<th>Lady Bird Park &amp; Parking Lots</th>
<th>Attractiveness</th>
<th>Usefulness</th>
<th>Stay at Location on site</th>
<th>Stay at Expo</th>
<th>Stay in Ada County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average</td>
<td>2.5</td>
<td>2.3</td>
<td>2.0</td>
<td>4.1</td>
<td>2.3</td>
</tr>
<tr>
<td>Median</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Mode</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>5</td>
<td>1</td>
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</tbody>
</table>

Former Horse Racing

<table>
<thead>
<tr>
<th>Former Horse Racing</th>
<th>Attractiveness</th>
<th>Usefulness</th>
<th>Stay at Location on site</th>
<th>Stay at Expo</th>
<th>Stay in Ada County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average</td>
<td>2.6</td>
<td>1.3</td>
<td>1.6</td>
<td>1.7</td>
<td>1.1</td>
</tr>
<tr>
<td>Median</td>
<td>2.5</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Mode</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
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</table>
## Flood Consideration Zone

<table>
<thead>
<tr>
<th></th>
<th>Attractiveness</th>
<th>Usefulness</th>
<th>Stay at Location on site</th>
<th>Stay at Expo</th>
<th>Stay in Ada County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average</strong></td>
<td>2.5</td>
<td>1.4</td>
<td>1.6</td>
<td>1.8</td>
<td>1.9</td>
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<tr>
<td><strong>Median</strong></td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Mode</strong></td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

## Expo/Fairgrounds

<table>
<thead>
<tr>
<th></th>
<th>Attractiveness</th>
<th>Usefulness</th>
<th>Stay at Location on site</th>
<th>Stay at Expo</th>
<th>Stay in Ada County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average</strong></td>
<td>2.7</td>
<td>3.8</td>
<td>3.5</td>
<td>2.5</td>
<td>2.7</td>
</tr>
<tr>
<td><strong>Median</strong></td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td><strong>Mode</strong></td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
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</table>

## Hawks/RV Park

<table>
<thead>
<tr>
<th></th>
<th>Attractiveness</th>
<th>Usefulness</th>
<th>Stay at Location on site</th>
<th>Stay at Expo</th>
<th>Stay in Ada County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average</strong></td>
<td>2.9</td>
<td>3.3</td>
<td>2.6</td>
<td>3.4</td>
<td>2.8</td>
</tr>
<tr>
<td><strong>Median</strong></td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3.5</td>
<td>3</td>
</tr>
<tr>
<td><strong>Mode</strong></td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>5</td>
<td>1</td>
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</table>

## Overflow/Marigold Parking Lot/Offices

<table>
<thead>
<tr>
<th></th>
<th>Attractiveness</th>
<th>Usefulness</th>
<th>Stay at Location on site</th>
<th>Stay at Expo</th>
<th>Stay in Ada County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average</strong></td>
<td>3.3</td>
<td>3.9</td>
<td>3.5</td>
<td>2.8</td>
<td>2.2</td>
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<tr>
<td><strong>Median</strong></td>
<td>3</td>
<td>4</td>
<td>3.75</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td><strong>Mode</strong></td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>1</td>
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</table>
Site Considerations

We also had the committee assess the changeability of each of section. Considerations are as follows, with the corresponding map following.

Classification of changeability was evaluated by four main criteria:

1. Level of demand for current use/level of difficulty to relocate use
2. Relative cost to change use and/or loss of current investment
3. Known land use or other legal restrictions
4. Additional relevant context (see notes and considerations)

Notes and Considerations

Very changeable/should be changed (easiest to change from current use)

- Flood Consideration Zone
  - Dilapidated/unusable barns
  - Flood mitigation opportunity
- Overflow
  - Overflow space for parking/fair use needed somewhere

Can change, with moderate effort/investment

- RV Park
  - Generates significant revenue
- U of I Extension
  - Would need to find an alternative venue for current users
  - Potential upgrades?
- EMS
  - Would need to find an alternative venue for current users
  - Potential upgrades?
- Fire
  - Would need to find an alternative venue for current users
  - Potential upgrades?

Can change, under specific, more restrictive conditions

- Lady Bird Park
  - Possibly changeable, but a lengthy and complicated process – not immediately changeable

Difficult to change/change has significant impacts (hardest to change from current use)

- Expo Idaho
  - Infrastructure already there
  - Generates significant revenue
  - Would need to find an alternative venue for current users
- Skyride
  - Lease & recent investment
- Former Horse Racing
  - Since horse racing has been done away with, now mostly vacant
  - Used for concerts during the fair
  - Grandstands in need of updates
- RV Park
  - Generates significant revenue
- U of I Extension
  - Would need to find an alternative venue for current users
  - Potential upgrades?
- EMS
  - Would need to find an alternative venue for current users
  - Potential upgrades?
- Fire
  - Would need to find an alternative venue for current users
  - Potential upgrades?
- West Parking Lot
  - Parking needed somewhere
- South Parking Lot
  - Parking needed somewhere
- Fairgrounds
  - Generates significant revenue; could be relocated to somewhere else (on the property or otherwise)
  - Potential upgrades?
- Marigold Parking Lot
  - Used as greenbelt access
  - Potential upgrades?
- Greenbelt
  - Not changeable other than to improve
- Hawks
  - Lease
  - Potential upgrades?
Blue: very changeable/should be changed (easiest to change from current use)
Light green: Can change, with moderate effort/investment
Green: Can change, under specific, more restrictive conditions
Yellow: Difficult to change/change has significant impact (most difficult to change from current use)
Committee Recommendations
Choose Your Own Scenario

The Ada County Citizen Advisory Committee identified unique development directions for the site to clearly show possible options. These directions can stand alone or be combined in varying ways on the site successfully. Approximate minimum acreage needed for each distinct use is included. The amount of space given to each use could grow, depending on factors like community support, developer interest and cost.

Agreement Areas

The Committee generally agreed that the site should accommodate the following uses, regardless of development direction:

- Natural Spaces
- Expo Idaho Events
- Greenbelt
- Lady Bird Park
- Roads and Pathways
- Parking Lots and Structures

3 Development Directions

Three distinct directions were identified for future use of the site. The County and community could choose to emphasize one direction over the other, or balance a combination of these uses.

Other Elements

The site could also incorporate additional uses, such as those listed below:

- Ada County and other government services facilities
- RV Park
- Fairgrounds

(In any scenario, a portion of the property can be used for the annual Western Idaho Fair; if this is determined to be the appropriate location.)

Initial Acreage Assumptions

The table represents proposed minimum acreage for proposed site uses in order to demonstrate how uses could be mixed on the site. The actual uses could ultimately be higher or lower and overlap with other compatible uses, depending on the final site plan. The Western Idaho Fair overlays these areas, which could be used for the annual event. Currently the Western Idaho Fair utilizes approximately 80 acres.

<table>
<thead>
<tr>
<th>Site Uses</th>
<th>Minimum Space Required (approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Spaces</td>
<td>20 ACRES</td>
</tr>
<tr>
<td>Expo Idaho</td>
<td>25 ACRES</td>
</tr>
<tr>
<td>Ladybird Park *</td>
<td>20 ACRES</td>
</tr>
<tr>
<td>Agricultural Heritage and Outdoor Education Campus</td>
<td>40 ACRES</td>
</tr>
<tr>
<td>Sports and Recreation (stadium, fields, retail)</td>
<td>30 ACRES</td>
</tr>
<tr>
<td>Mixed-Use Town Center</td>
<td>20 ACRES</td>
</tr>
<tr>
<td>Ada County Administration Facilities</td>
<td>60 ACRES</td>
</tr>
<tr>
<td>Parking Lots and Structures</td>
<td>11 ACRES</td>
</tr>
<tr>
<td>RV Park</td>
<td>20 ACRES</td>
</tr>
<tr>
<td>Greenbelt</td>
<td>11 ACRES</td>
</tr>
<tr>
<td>Roads and Trails</td>
<td>30 ACRES</td>
</tr>
</tbody>
</table>

Total Minimum Acres: 2000 ACRES

Total size of Expo Idaho site = 247 acres of County land

*Ladybird Park, if needed, must retain same value which might require more acreage than the current park.

Other Key Recommendations

1. Implement the Phase 1 public engagement process and confirm community priorities for the site.
2. Conduct a professional analysis to evaluate cost and feasibility of preferred scenario(s) and develop a detailed specific site use plan and revenue sources.
3. Concurrent with these recommendations, conduct a site assessment process to identify optimal long-term locations for the Ada County Fairgrounds, including the current location.
4. Ensure a robust transportation system, including roads, bike and walking paths.
5. Consider including short-range and long-range planning plus in final site design.
Development Direction 1: Agricultural Heritage and Outdoor Education Campus

This site development scenario emphasizes expanding and updating fairgrounds facilities to host the yearly 10-day Western Idaho Fair event and enable year-round use to include additional agricultural heritage opportunities. It also includes outdoor education areas, which could be incorporated into other site development scenarios as well.

A Agricultural Heritage Park and Expo Idaho

The Agricultural Heritage Park pays tribute to the roots of Ada County’s economic and historic relationship with agriculture. A space for community interaction with the sources of our food, this area can include farm-to-table restaurants and retailer space, brewery and vineyard tasting rooms, beer and wine-making displays and other local products. Additionally, year-round “fair” activities and events can occur in the livestock barns, equestrian center, show areas and exhibition spaces. This space can also provide a home for co-operative animal projects and education and meeting space for programs including 4H and FFA.

B Lifelong Learning Center and Multi-Use Event Venue

The Lifelong Learning Center creates space for hands-on, experiential education such as community kitchens, archery range, horticultural areas and teaching gardens connected to the existing University of Idaho Extension Campus.

Aims and Values

1. Preservation of ecological services with an emphasis on education and natural spaces
2. Create a unique agricultural heritage park for commercial and educational uses

C Natural Space, Ecology Area and Outdoor Classrooms

Preserving natural spaces and ecosystems while providing opportunities for active engagement and education is the primary focus of this space. A river walk or boardwalk, wetlands re-charger area, outdoor classrooms, casting pond and natural spaces provide opportunities to experience river ecology, fisheries science and related topics. This area could also serve as an option for a relocation of Ladybird Park.
Development Direction 2: Sports, Events and Recreation Complex

This site development scenario emphasizes a sports stadium and event venue surrounded by supporting commercial retail activities and nearby lodging opportunities. It also includes sports fields and other active recreation-focused amenities and areas.

A Stadium Complex – ballpark, hotel, retail, parking
A multi-purpose sports complex, stadium and events space would serve a variety of functions for the community. The stadium is envisioned to serve as the home for the Boise Hawks, with potential to serve other sporting events and tournaments. This proposed scenario envision a completely convertible stadium complex that can serve as the site for a multitude of events.

B Expo Idaho facilities
This proposed site scenario imagines the existing Expo Idaho facilities see minor improvements and complement the newly developed stadium complex and active recreation area. Expo Idaho would be able to capture interest and participation from visitor and patrons of the stadium and outdoor activities, creating a synergistic relationship at the site.

C Natural area and walking trails

D Active Recreation Area
Alternative location for stadium, if desired closer to river
This area is reserved for a variety of active recreation uses which could include sports fields, fishing pond, casting area, archery range, river take-out put in access, dog park, disc golf course. Greenbelt access points or a golf driving range.

Aims and Values
1. Attract economic activity and visitation
2. Create a unique sports and recreation facility
3. Retain the Boise Hawks by creating dedicated stadium space
Development Direction 3: Mixed Use Town Center

This site development scenario emphasizes creation of a Garden City Town Center, combining a mix of housing, shops and services, restaurants, government buildings and a central gathering space in a walkable neighborhood-style development.

Aims and Values

1. Create a sense of place and lively, walkable/bikeable “city center” area for Garden City
2. Help address housing needs and create vibrancy by offering a mix of “missing middle” and similar housing types
3. Expand Expo Idaho and use as an anchor for, and complement to, Town Center activities

Upgraded Expo Idaho facilities
This may include upgraded buildings and a larger complex with different separate halls so multiple events can occur at one time.

Natural area, trails (can expand depending on Town Center location and size)
Area along the Boise River can remain as a natural, open space preserve, as well as accommodate the existing Greenbelt, relocation of Lady Bird Park, and additional walking and biking paths and river access points. This area can be expanded to include additional parks, recreation areas and open space.
Public Engagement Process Recommendations

The Committee submits to the Commissioners these objectives for the Phase 2 public engagement:

**Objectives for Public Engagement**

- Share the recommendations and background information from Phase 1 with the general public in Ada County.
- Systematically gather additional ideas for the Expo Idaho site from the general public and key stakeholders to inform the final site development plan.
- Reach a diverse and representative set of Countywide stakeholders. Monitor responses and adjust outreach tactics, as needed, to capture any underrepresented audiences.
- Identify which of the three scenarios (or combination of them) is most in line with public desires for the site and refine the scenarios into a final site development plan for Board of Commissioners’ consideration that is:
  - Generally supported by the public and key stakeholders
  - Financially grounded and feasible
  - Developed with input from third-party master planning and site development professionals
  - Is informed by a Fairgrounds site assessment to determine optimal long-term locations for the Western Idaho Fair *(including the current location)*.
  - Considers phases of development over 5, 10 and 20 years.

**Recommended Public Engagement Steps and Milestones**

The table below describes a roughly 6-12-month process to further engage the public in planning the future of the Expo Idaho site. The Citizen Advisory Committee firmly believes that as the process moves forward, an inclusive, engaging “Phase 2” public process is expected by the general public and is a critical part of overall success.

| STEPS | 
|-------|---|
| **STEP 1. "Options and Ideas" – Gather Public Input on Initial Scenarios** | Host virtual platforms and live and/or virtual events that share background information about the Expo Idaho, the Citizen Advisory Process and the Proposed Scenarios for public consideration and invite/recruit public input to gather the public’s ideas and initial preferences. Develop a clear, high-level community-supported vision for the Expo Idaho site and establish a set of shared community values. |
| **STEP 2. "Refinements and Choices" – Obtain Input on Public Priorities and Preferences** | Host virtual platforms and live and/or virtual events that share revised scenario(s) and financial considerations with the public. Allow public to rank preferences or otherwise indicate priorities. Compile feedback to be incorporated into a revised site development plan. |
| **STEP 3. "Public Recommendations" - Document Final Public Preferences** | Create documentation of final site development plan for Expo Idaho that meets a feasibility test and is generally supported by key stakeholders and the general public for Board of Commissioners’ consideration. |
Identified Stakeholders and Key Groups

The Citizen Advisory Committee identified the following key stakeholders, and recommends a process that, at minimum, involves the listed groups. Additional communities, organizations and agencies are expected to be identified and included, as the project moves forward. The Citizen Advisory Committee could continue to convene to help guide and advise, perhaps with expanded membership and/or organized into resident-based work groups.

Key Area Stakeholder Groups

- Adjacent neighborhoods, businesses and property owners
- Area schools and youth
- Arts and cultural organizations and communities
- Expo users and Expo vendors
- Fair vendors and Fair goers
- General public, countywide
- Local developers
- Recreationalists
- Sports clubs, fans, organizations

Public Agencies and Community Organizations

- Ada County – Expo Idaho, Parks and Waterways and other relevant departments
- Ada County 4-H/FFA
- Ada County Highway District
- Ada County Paramedics (lease holder)
- Bike and trail organizations, including (but not limited to) Foundation for Ada and Canyon County Trails (FACTS) and Idaho Walk Bike Alliance
- Boise Chamber of Commerce, Boise Valley Economic Partnership and similar business organizations
- Boise Hawks (leaseholder)
- Boise River Enhancement Network (BREN)
- Boise State University (sublease holder)
- COMPASS
- Greater Boise Auditorium District (GBAD)
- Historic preservation organizations
- Housing organizations
- Idaho Conservation League
- Idaho Foundation for Parks and Lands
- Idaho Smart Growth
- Land Trust of the Treasure Valley
- Local municipalities: Garden City, City of Boise, Eagle, Kuna, Meridian and Star
- Neighborhood Associations
- North Ada County Fire and Rescue District (lease holder)
- State of Idaho – Department of Fish and Game (IDF&G), Department of Environmental Quality (DEQ), Idaho Transportation Department (ITD) and other relevant departments
- University of Idaho Extension Office (lease holder)
- Urban Renewal Agencies – Garden City Urban Renewal Agency and/or Capital City Development Corporation (CCDC)
- Water and Soil Conservation Districts
- Western Idaho Fair Board
Supporting Information

Key Informant Interview List

Key informant interviews were conducted midway through the process in August and September. These interviews were recorded and are available for viewing on Ada County’s YouTube channel.

<table>
<thead>
<tr>
<th>Key Informant</th>
<th>Interview Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jenah Thornborrow, Garden City</td>
<td>8/5/2020</td>
</tr>
<tr>
<td>Zach Kirk &amp; Sheldon Barker, Floodplain</td>
<td>8/6/2020</td>
</tr>
<tr>
<td>Scott Koberg, Ada County Parks &amp; Waterways</td>
<td>8/12/2020</td>
</tr>
<tr>
<td>Robert Tiedemann, Boise River Enhancement Network</td>
<td>8/12/2020</td>
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<tr>
<td>Pat Rice, Greater Boise Auditorium District</td>
<td>8/17/2020</td>
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<tr>
<td>Ken Kanownik, Idaho Transportation Department</td>
<td>8/20/2020</td>
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<tr>
<td>Jeff Eiseman, Hawks Baseball</td>
<td>8/21/2020</td>
</tr>
<tr>
<td>Jess Asla, Ada County Facilities</td>
<td>9/8/2020</td>
</tr>
<tr>
<td>Bob Batista, EXPO Idaho Facilities</td>
<td>9/10/2020</td>
</tr>
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