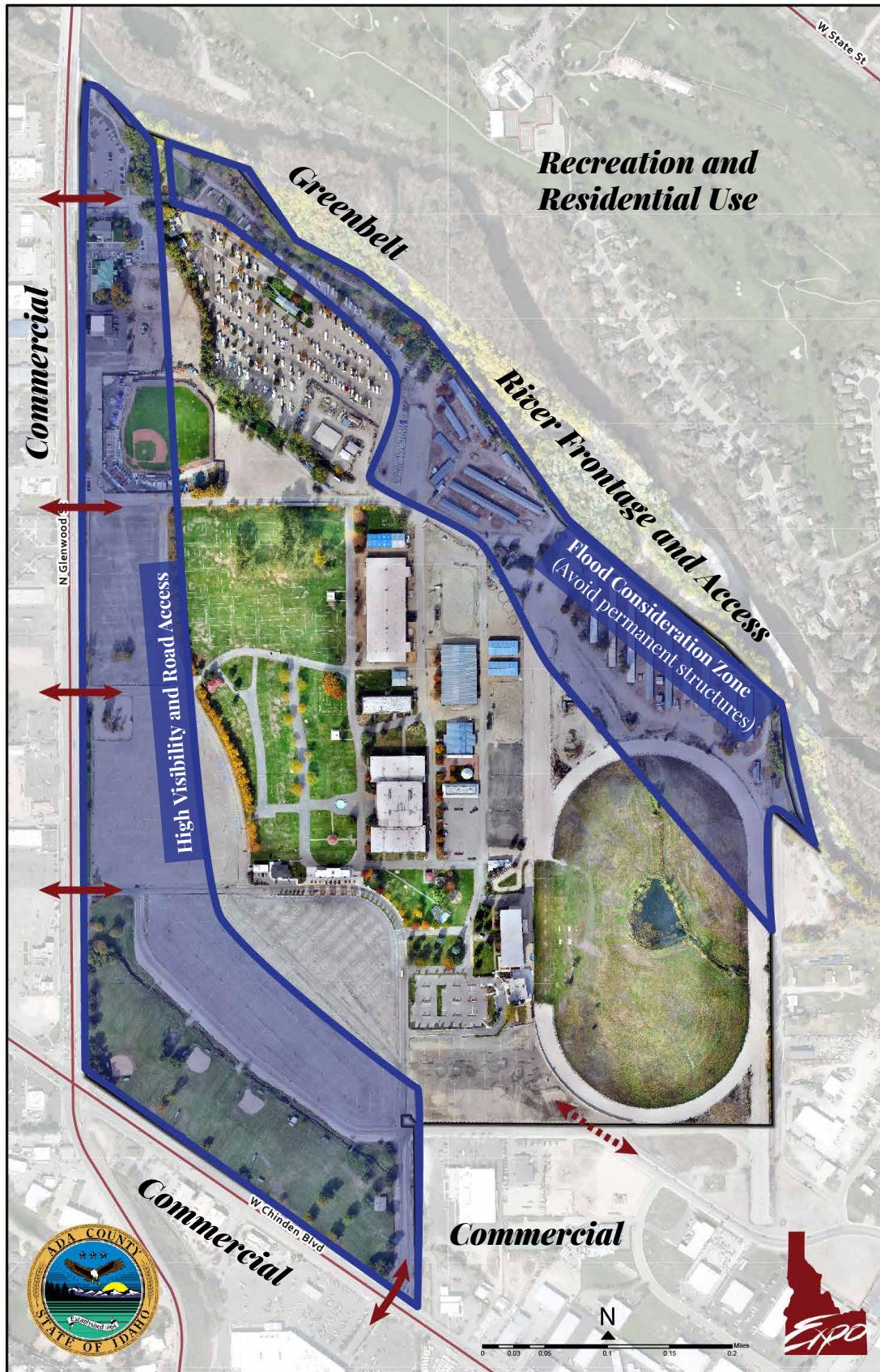


# Expo Idaho Citizen Advisory Committee: Overview of Recommendations

## Scenario Planning Considerations



## 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 Ada County Fair, if this is determined to be the appropriate location.)*

Site Uses	Minimum Space Required (Approximate)
Natural Spaces	20 acres
Expo Idaho	25 acres
Ladybird Park	20 acres
Agricultural Heritage and Outdoor Education Campus	40 acres
Sports and Recreation	30 acres
Mixed-Use Town Center	20 acres
Ada County Administration Facilities	10 acres
Parking Lots and Structures	15 acres
RV Park	20 acres
Greenbelt	
Roads and Trails	
<b>Total Minimum Acres</b>	<b>200 acres</b>

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

### Other Key Recommendations

1. Implement the Phase 2 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.
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.

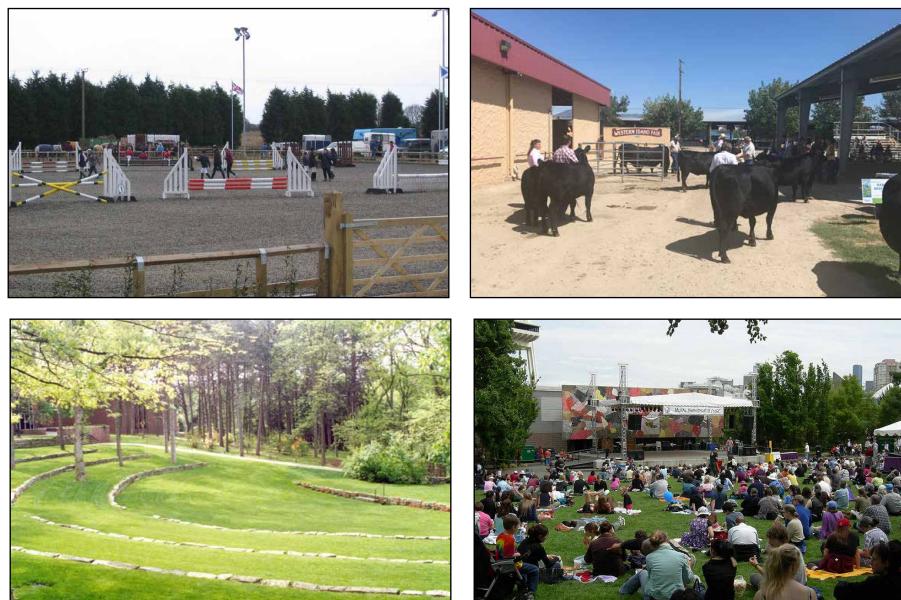
# Development Direction 1: Agricultural Heritage and Outdoor Education Campus

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

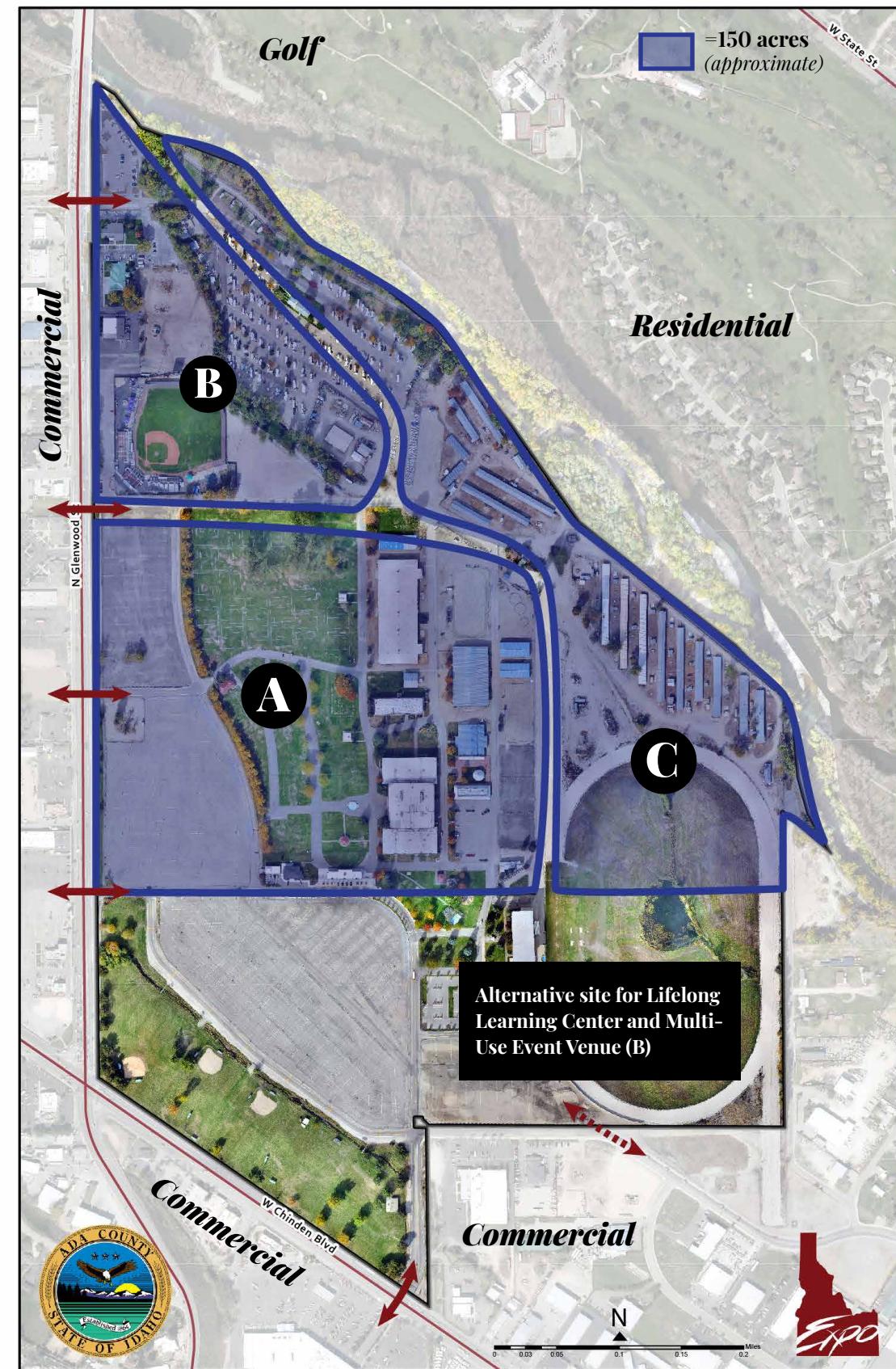
The Agricultural Heritage Park pays tribute to the roots of Ada County's economic and historic relationship with agriculture. A space for community interaction with the sources of our food, this area can include farm-to-table restaurants and retailer space, brewery and vineyard tasting rooms, beer and 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 a community kitchen, 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 recharge 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.

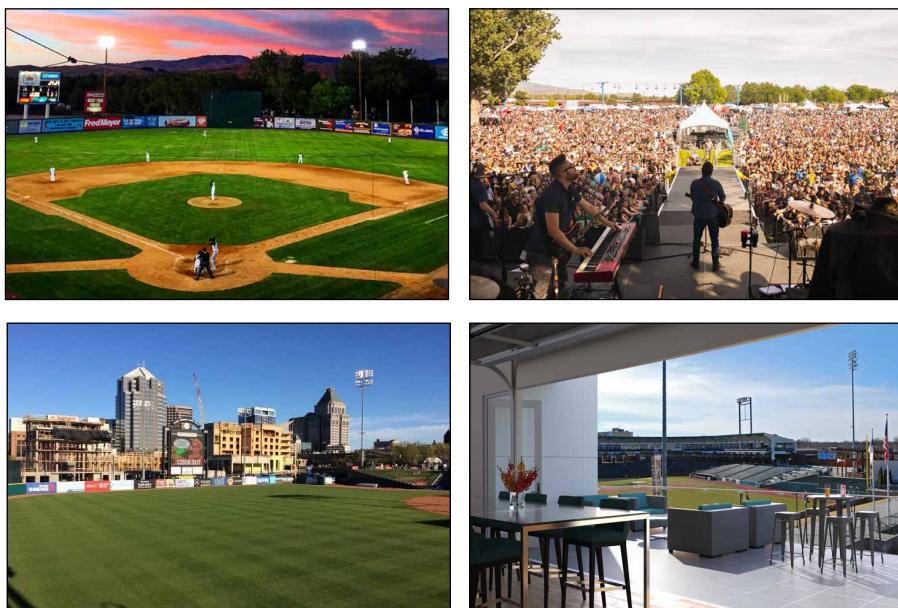


# Development Direction 2: Sports, Events and Recreation Complex

This site development scenario emphasizes a **sport 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 envisions a completely convertible stadium complex that can serve as the site for a multitude of events.

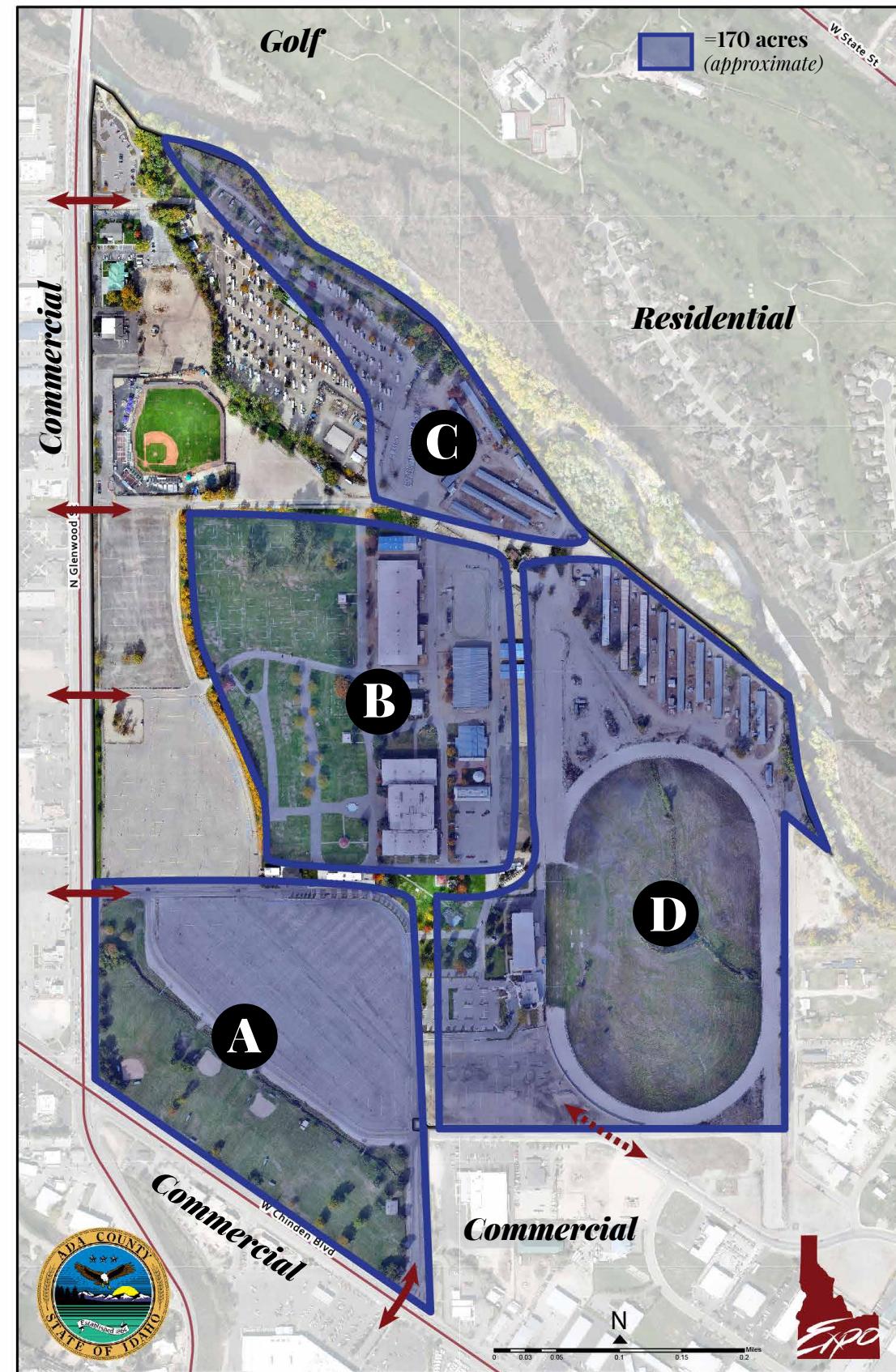


## B Expo Idaho facilities

This proposed site scenario imagines the existing Expo Idaho facilities see minor improvements and compliment that newly developed stadium complex and active recreation areas. 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/biking trails



## 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

## 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.



# Development Direction 3: Mixed Use Town Center

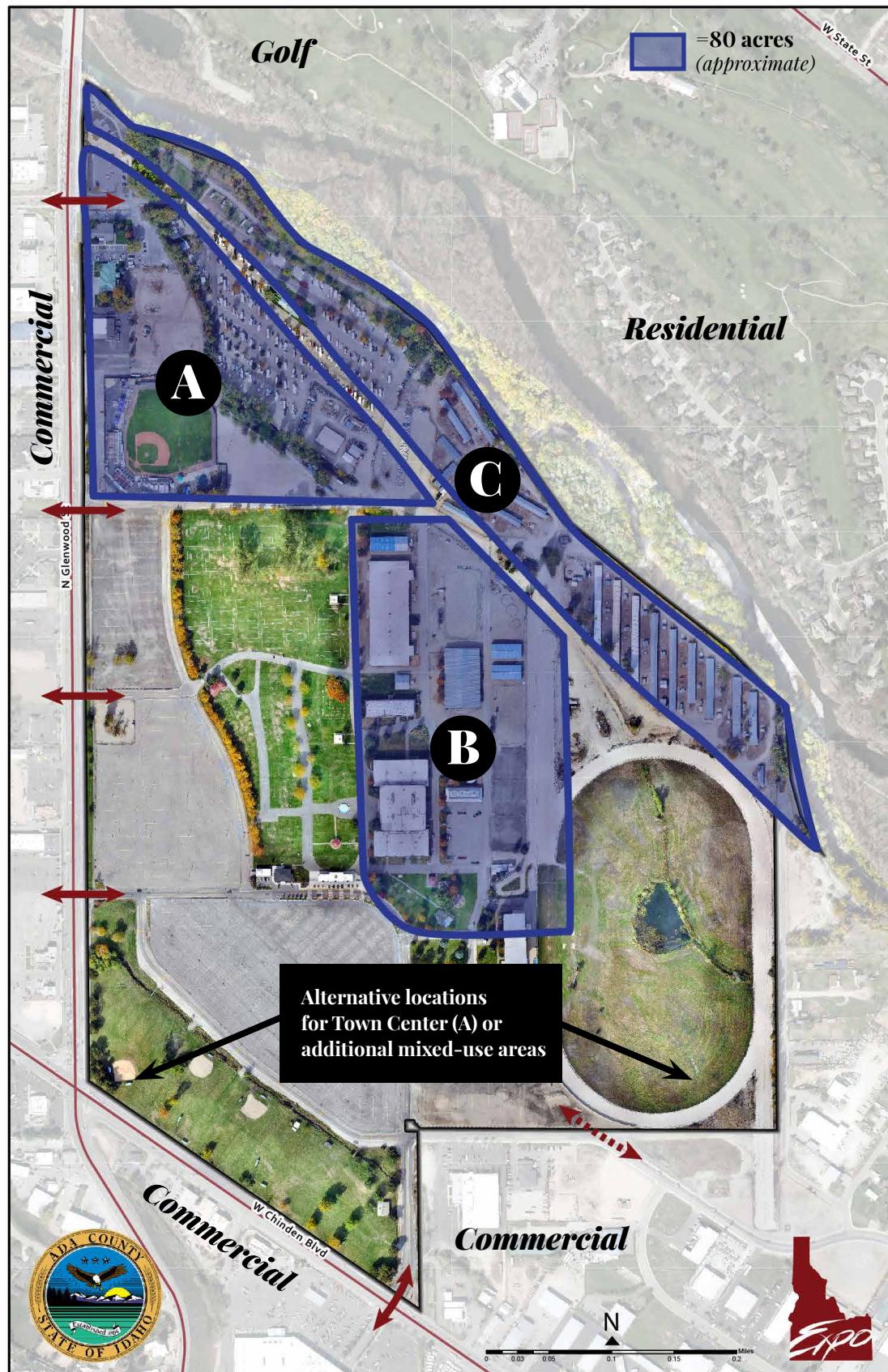
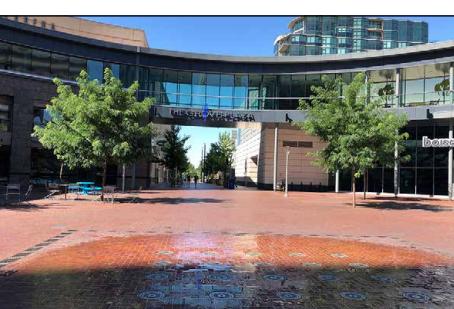
This site development scenario emphasizes creation of a **Garden City Town Center**, combining a mix of housing, shops and services, restaurants, government buildings and a central gathering space in a walkable neighborhood-style development.

A

## Potential town center area

- **Central plaza/park gathering space**
- **Mixed use area** (office space, residential, retail/commercial and City/County facilities)
- **Housing** (townhomes, condos, live/work lofts and similar style options)

The mixed-use town center site is envisioned as a mixed-use development featuring shops, restaurants, plazas, fountains and filling the role of an active downtown style development for Garden City. This scenario imagines development of a walkable/bikable small-block street grid in the Town Center area. The Ada County Administration offices would also be able to use this site as a home for current and future operations. Housing would be integrated into the development.



# Aims and Values

1. Create a sense of place and lively, walkable/bikeable riverfront “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

B

## Upgraded Expo Idaho facilities

This may include upgraded buildings and a larger complex with different/separate bays so multiple events can occur at one time.

C

## 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.

