

Public Comment – Subcommittee Meetings

E-mailed Comments

I live close to the fairgrounds and have lived here for 21years. I absolutely do not support any hotels, apartments, homes, and or townhouses in this are. Stop trying to profit from this land. It should completely stay a recreational park. No retail. Only sports and other venues. – Joleene Corder

Hi! Nice- listening to meeting and Barber Park came up. Not sure if the group would be interested in a video that we created about the Barber area? It is an awesome example of how working together made the remediation of the Barber sewer lagoons successful and how it impacted the surrounding area! There's some awesome history about Barberton and the Shakespeare Festival as well! Thanks, Tina <https://vimeo.com/421287747/3d0e7fe3d0> [vimeo.com]

Please leave the University of Idaho extension office out of the development. We have been serving our community in many areas such 4H, Master Gardening, Food Safety, etc. we have built demonstration gardens and continue to support the Treasure Valley in a positive way. – Sandi Perkey

I support building a sports facility that would be home to baseball and a soccer team. Our valley is also in desperate need of low-income housing, so I support that being a part of the plan as well. I do NOT support any public funds being used toward building the stadium - any agreement should protect the public in terms of building costs and long-term ownership/maintenance costs. Public funds should be used to contribute to low income home building costs, however. Thanks so much for working on this project! – Jessamine Jones

I have some comments on the Boise Hawks proposal. First, while I am not specifically opposed to a new stadium, I am vehemently opposed to their plan to reroute the greenbelt away from the river. The greenbelt is something rare and beautiful and once altered cannot readily find its way back. Second, I am somewhat concerned that the fair is going to lose too much space and that the agricultural heritage component will suffer. We really shouldn't lose the opportunity for the local 4H kids and the more rural inclined adults to strut their stuff. Thanks for listening! – Robin Sorensen

I'm all for the kind of multi-use development that has recently been proposed that allows the fair to stay, creates sports space and housing. The thing I saw in those plans that absolutely cannot happen is relocating the greenbelt away from the river. Whatever kind of plan is adopted or development is approved please, please, please leave the greenbelt by the river. In fact it would be nice if a way was found to complete the missing portion in Garden City just east of Expo Idaho that forces people to loop around on surface streets to continue on the south side of the river. – Robert Stark

Would like to see mixed use with components of what each subcommittee has as their assigned area of research. Truly do like the proposal from the developers and hawks owners. Would like to see private development leveraged to purchase land for sale to the east of the property that would include an opportunity to connect the greenbelt through an alternative path away from the river but off road. Would like to see private development put to task for ongoing greenbelt maintenance. Would like to see major component from any redevelopment to include affordable housing. – Casey Mattoon

Please approve the stadium proposal... our children and Community need this... not more agricultural green space ... that won't stimulate the economy – William Taylor

The stadium project with renovation of the fairgrounds seems like a really good idea. The local high schools can use the stadium if the Boise Hawks go belly up. It could also be used for outdoor concerts and other events. It would be very bad to have the stadium in downtown and moving the fair isn't going to work unless Micron will donate some of their land on the east side of the county. – Shari Greenlee

I have several concerns about this project. First, Glenwood Ave is already crowded. It is one of just a few river crossings. Glenwood Ave backs up even now. Presently there is no stadium use. With greater use, Glenwood would be even more crowded. With the addition of homes, apartments and retail space the amount of traffic on Glenwood Ave would increase further. How would ACHD deal with 20,000 more trips on Glenwood every day. I suspect the stadium could be remodeled where it sits. The Boise State University seems to have been enlarged with no disruption to its functioning. I suspect the Hawks could do as well. I believe that the thrust of this plan is to make the developers more wealthy. I don't mind that so long as the developers bear the full burden of the development along with the cost of all infrastructure. I don't want any taxpayer money used to make this a reality. It is a good deal only for the developers. Ada county didn't approach them. They approached Ada county. They should be regarded as the same as people who knock on your door from time to time selling something. I need to say I live near this location and I use Glenwood Ave all the time. I live off Mountain View between Glenwood and Maple Grove. While the property could be improved adding further traffic would not be an improvement for the people of Ada county – Joseph Gallagher

Please don't put any homes/apartments/hotels on this land. The place is great because it lacks those things. I love hitting up random things at the expo without worrying about tight parking and over crowding. Its inexpensive look is what makes it great and unique. Expand the rv park to the horse tracks. Don't spend a dollar on baseball stadium, if its wanted the money will be found by the developer. Don't cash out now, there's only so much near river land. – Chris Damour

I am 100% in favor of building a new baseball stadium on the Expo Idaho site. I have been to 30 minor league ballparks, and Memorial Stadium is the second worst facility I've seen. (Oneonta, NY, site of the worst ballpark I've seen, subsequently lost its team.) Memorial Stadium is, frankly, a civic embarrassment. Boise is on the verge of becoming a first-class metro area. This is the type of investment that will get it over the hump. Thank you. - Gary Greenlee

Two comments: 1. BICYCLE PATH from Chinden to Greenbelt. I would just like to emphasize the importance of a usable bike path along Glenwood. We live near Goddard, Glenwood, and Mt. View (Capital High School) and use the bike path along the west side of the fairgrounds property (Glenwood St.) regularly to get to the Boise Greenbelt. Please ensure that the final plan includes a separate bicycle/walking path from Chinden to the Boise River. It is the only connection for all who live in that area. 2. I appreciated the comment in the Idaho Statesman today (8/31/2020) that made the point that it would not be good to just make this another housing development opportunity. (He compared to Central Park in NY.) Just yesterday a friend with two young boys said he wants to camp down in the campground there to give the kids a camping experience. (He did not know of changes coming.) This property has unique opportunities to be used in creative ways (like the campground there, the current and proposed stadium). Please avoid the temptation to develop housing and businesses. Sincere thanks for your work on this. Nicholas Ivins

I would like to meet with your parks and recreation committee. My name is Michael Dougherty and I am the USAPA Pickleball Ambassador for this area. I am also President of the Boise Pickleball Club. I am

helping open Mettle in Nampa 10/1 with 12 indoor pickleball courts. Four years ago there were hardly any courts in the area. A few indoor YMCA facilities were about it. In 2-3 years we will have over 200 courts. Hobblecreek behind the Family YMCA on Chinden had the cement poured on a 16 court facility today!. The first big multi court complex in our area Pickleball is growing 30% per year in the Treasure Valley. Right now 6 Courts Manitou Park, 6 Courts Willow Lane, 16 Courts Hobblecreek, 3 Downtown YMCA, 3 T 3 Sports, 24 at Eagle Tennis Club, 8 at Plantation Golf Club, 8 at Settlers Park, 3 at Reta Husky, 12 courts at Mettle in Nampa, 14 courts Homecourt in Meridian, 6 Midway Nampa, 4 Rudy Park Caldwell, plus dozens of tennis courts with dual use lines. these courts are packed. Sun Valley just completed a 10 court complex. Tamarack is adding 3 courts in the core this spring. Give me 30 minutes I will let you know how big this sport is with hundreds of tournaments from 200 people to 2000. We need Pickleball is your master plan. Mike Dougherty USAPA Ambassador 208-513-3241

The county has an opportunity to make the Expo Idaho a multi sport complex. Ada county is in need of another ice arena and Pickleball courts. Both venues will bring in teams and players for tournaments for both youths & adults. Thank you. John B. Heinrich President Idaho Amateur Hockey Association

Pickleball has been such a popular sport for all ages and families! A great activity physically and socially ! The amount of courts are in demand! Indoor courts are especially needed during the winter months! If you have questions about the sport, please feel free to call me direct as I play 3 to 5 times a week and am involved in tournaments throughout the States. Love it, Karen Buich 208-867-5119

Would love to have a pickleball center for local and tournament use. Fastest growing sport in America and not enough courts in Boise (none in Garden City) to accommodate the influx of players. It's great to see people who otherwise would be sedentary, getting out and playing pickleball. Hopefully you will look into this! Thank you! – Gail Walker

The proposed plan is exciting, except I am greatly dismayed that the RV Park would be torn down. This is the only RV park within the Boise/Garden City area, and the only one in the valley with access to the greenbelt. This park does not just host visitors, but many residents who can no longer afford housing in Ada County. This is also the only facility with a full-service RV dump in the area, which is used by many locals returning from their travels north and west of Boise. I would ask that another property be developed into a similar-sized RV park within the Boise/Garden City area in exchange for destroying this one. Otherwise, many people living in their campers may be forced to park in residential neighborhoods and be on the move constantly. We already have an affordable housing crisis, so please don't eliminate this option. Thank you. – Nancy DeWitt

Commissioner Lachiondo: I hope you are doing well during these strange days. One constant, regardless of what is going on (Covid included), is the desire repurpose the property at Expo Idaho. Most of the proposals I have heard of do not put the public as the primary beneficiary. Here is my two-bits: Transition the Expo Idaho property to a park with recreational opportunities for families and the public to enjoy some open space in the middle of of a dense urban environment. I don't need to tell you that the county is growing in leaps and bounds, and it isn't stopping. Boise City is graced to have a beautiful parks system and is investing in open space in the foothills. A major park on the Expo property could serve the thousands moving into the apartments and homes going in the county (just look at State Street around Bogart). Yes it would benefit city residents as well as county residents. What will the county look like in 20 years? How many people will live 5 to 10 miles of the river and Glenwood? How

many will need a park to picnic, to play ball, to sit under a tree..... to get away? Open space, a park, on the Expo property will help keep Ada County a livable place. There you go, take care, Chris Rich

I wanted to make sure our comments from the Board of North West Neighborhood Assoc of Boise, requested from Boise Planning Director Mark Lavin, also made it into your public comments intact. They are provided here.

DREAMS AND DESIRES

IF EXPO IDAHO WAS A BLANK SLATE, WHAT WOULD YOU PUT HERE?

The North West Neighborhood of Boise is one of the two closest neighborhoods for this area, therefore we strongly believe we will be impacted the most by any future decisions. At the same time, the issues that concern us are also concerns of the greater population as shown in the results of the 2018 Boise Citizen Survey.

The eastern side of Boise City has significantly benefited from having very large landmass areas adjacent to the Boise River preserved. We believe other areas of the City should receive the same benefits. This is especially important due to Boise's plans to increase density all along the State Street Corridor, making the need to provide places for people to go and escape the built environment even more critical to maintaining a high quality of life.

As more and more land is consumed by development, open space and access to nature is being disproportionately shifted to the foothills. These public areas are already being "over-loved" by the burgeoning population as well as not providing equitable access and opportunity for people of all ages and abilities. This large parcel provides the most significant opportunity the county has to improve equitable access to nature and passive recreation for all ages and abilities.

We ask that you use citizen data and priorities to evaluate the future use of this land as provided below.

North West Neighborhood Community Survey

The North West Neighborhood Association conducted a North West Livability Survey in early 2019 as part of the process for developing our official Neighborhood Plan. Survey respondents indicated that proximity to nature and wildlife(66%) and proximity to recreational opportunities(50%) were the reasons they chose to live in the North West Neighborhood. In addition, respondents highly value access to the natural environment, including:

Open space

Waterways

Wildlife

Trails

Rural land

Trees

Livestock

Sunlight

City of Boise Citizen Survey

The Boise citizen biannual survey indicated that Environmental Sustainability and Parks and Open Space are of the highest priority for the nine (9) key areas identified.

If this parcel of land is simply built up with density to achieve the “highest and best use” based on monetization as the gauge, a disservice to all is committed. Therefore, we ask that you protect and preserve this land as a community owned asset which is an investment in the best and highest use for the residents, nature, and environmental sustainability, all of which support the elements identified by the citizens that define a high quality of life.

WHAT DO YOU SEE AS THE MAIN CHALLENGE OR OPPORTUNITY AREAS?

A primary challenge will be to look beyond an underlying assumption that this area will become a new ‘downtown’ for Garden City. Our neighborhood is aware of Garden City’s pre-2008 recession plans (as prepared by Colliers) that included desired plats of high intensity private urban development with minimal open space and little long term public recreational opportunities and little respect for the river and floodplain. It is not the responsibility of the county’s citizens to make a sacrifice in order for Garden City to expand its tax revenue base.

Of the specific means of using the Ada County Fairgrounds in a way that would enhance our long term livability, quality of life, and resilience, creating substantial natural open space in the Boise River Floodplain could provide flood mitigation as well as recreation opportunities such as wildlife observation, fishing, and swimming along this portion of the river that has lost much of its natural amenities to channelization and development due to Garden City expansion. The Strawberry Glen area was a highly prized local swimming and fishing area before Garden City expanded west and north of the Glenwood Bridge. Recreating some of the natural habitat and lost recreation would truly be the highest and best use in the long term in this area, and would also partly mitigate for extensive building along the river by Ada County municipalities.

Other uses compatible with floodplain mitigation are urban agriculture including the potential for a demonstration/community farm integrated into the existing Fairgrounds infrastructure. Currently the arena is locked to public use, though in the past local equestrians could use these public grounds. A 4H headquarters could be a good fit.

Over the decades much of the green open space has been converted to paved parking that is rarely used, and many would agree that this is not a good use of community land. To the extent overflow parking is required only several times a year, rough mowed pasture is a traditional and preferable alternative.

While our neighborhood does not support moving the Fairgrounds or selling this County land, if it was sold then the equity needs to be used for fairgrounds elsewhere in the county. We understand that FACTS (Foundation for Ada Canyon County Trails) has called for a collaboration of Ada and Canyon County, with one fairgrounds north of the cities/river and the other south.

Other counties have public facilities for horses such as an arena and trail system. A good example is in Buck County Horse Park: <https://www.buckcountyhorsepark.org/> [buckcountyhorsepark.org]

HOW DO YOU THINK ADA COUNTY RESIDENTS WOULD BENEFIT FROM YOUR SCENARIO?

Historically, the Fairgrounds provided a number of baseball backstops, tennis courts, playground equipment, and play fields large enough for soccer. It was the center for activities that required open space such as fly rod casting lessons or kite flying. The Thurman Mill canal was also the location for fishing derbies. Garden City currently provides few of these opportunities and has very little public open space. Both Garden City and Boise residents would greatly benefit by restoring these functions to this land.

All Ada County residents would benefit from economic risk reduction by flood mitigation on the Boise River, but particularly those residents of Boise, Garden City, Eagle, and increasingly Star as these municipalities have increased development along the Boise River. In addition, enhancing Boise River habitat is a boon to all of Ada County. Eagle Island is becoming increasingly crowded and so providing additional recreational river opportunities in this location would not only benefit Boise and Garden City residents, but also more local users of Eagle Island from Star and Eagle.

Finally, our Fairgrounds help prevent the loss of the culture agriculture so essential to our local history as well as our identity -- our successful Farmers Markets are not possible without local farms and the traditional knowledge, innovation, and transmission of enthusiasm to new generations. Much of Ada County still retains an agricultural identity, though this is threatened by urban sprawl and planning decisions that have overlooked this keystone to the Treasure Valley. - Richard Llewellyn

I am a graduate of Boise State and resident of Boise since 1981. I've lived in the same house in NW Boise for 25 years. Leaving the Expo Idaho area accessible for public use rather than stick hundreds of residences there would be a service that this end of the valley needs and deserves. Can you imagine New York without Central Park? Look at the heavy use Quinn's pond receives. This demonstrates the need for local, close in, public spaces. We need to preserve our precious public areas, not capitulate to developers. Our community needs public space to recreate and enjoy our community. Once it's gone we won't go back, and that would be short-sighted and sad. Thank you. – Sue Tennant

We live in Garden City along the Boise River and off Glenwood Boulevard. This morning the traffic noise is loud and extremely intrusive. Traffic on Glenwood has increased significantly in the 6 years we've lived here. No surprise since Boise and Garden City are approving high density housing all the time and stressing our infrastructure even more than it already is. More housing development on the Expo Idaho land will only make it worse. Alquist and his company are in it for the money, period, but they will not have to put up with the downside of it. Baseball in this community has always been a tentative and temporary sport and subject to decisions made outside the community and the state. Why do anything right now? There are no guarantees that baseball will remain in this area even if a new stadium is built. Use this land for something that genuinely benefits the public as a whole into the future - not out of state baseball team owners or out of state developers who only see it as a way to make money. I'm tired of seeing our state sold to the highest bidder when we pay the taxes and bear the long term infrastructure headaches. Let's put this project on hold or, even better, just say no. – Karen Hodge

I would like to comment on the Ball Alquist proposal. This is an AWFUL proposal and is not how I want to see this land used. This land is currently owned by the public and any development should be public development that benefits the public. I HATE the idea of the ground being sold for houses. When I look at the Ball Alquist proposal it will ruin the ability to use Expo Idaho for the Western Idaho Fair. It

eliminates parking, a parking garage is NOT sufficient for the fair, takes precious land for housing thereby eliminating any ability to expand the fair grounds as needed in the future, and take what is now a very open and beautiful piece of property and crams as much stuff into the property as possible that if house were built on that location as soon as residents moved in they would complain every year about the noise, lights and people from the fair. NO HOUSING AT THIS LOCATION, it is a bad, bad idea.

This location needs to stay available for public use. I am not opposed to a sports stadium if the owners lease the land and pay for the stadium I don't think the public should be paying to build a stadium. As part of a lease agreement the WIF could use the stadium for concerts during the fair, in addition the stadium could be leased for other public uses as well.

The one part of the Ball Alquist proposal that I did like was the sports fields in the area that can't be used for development due to the flood plain. I think sports fields at the Expo Idaho location is an excellent use of the land. Sports fields can be used by the public. Soccer clubs could rent the fields for practice and tournaments much like Expo Idaho is leased for trade shows. I frequently see club football teams using the fields at Expo Idaho, and I assume they rent the fields. The money generated from renting fields can be used to maintain the property without additional taxpayer dollars. Expo Idaho is a great location, good parking and lots of land for this type of public development that provides access to the land for all.

The other item of note with this land is that as the county expands the need for county services expands. Right now a lot of those services are located at the courthouse which can be difficult to get to. Plus because it is the court house then you have to go through security. If Ada County wanted to build some county buildings at that location for administrative use, the location is great, the land is already owned by the county, there is sufficient parking and it would be easy for citizens to get in and out when doing business with the county. It will probably only be a few years before more judges are going to need to be added and those court rooms will need to be at the courthouse thereby displacing other Ada county administrative agencies. By having land at Expo Idaho available for future use it is wise planning.

Finally I would like to see Lady Bird park developed more. Right now it is an eyesore. On the corner you could landscape and make the entry to Expo Idaho beautiful and attractive. Also if the park was developed a bit more there might actually be more use of the park. I never seen anyone using the land and that is sad. - Tiffany Hales

We missed the meeting but would love to see a green space. Something to preserve and cherish in our community. Everything is paved over, traffic out of hand, apartments and houses are going up everywhere. I live very close to the fairgrounds and it would really love to see something that preserves some nature. – Melanie Ambriz

With regard to the plans for the Expo Idaho, we recommend that you include Pickleball courts. Pickleball is the fastest growing game in the US and is played by people of ALL age groups. Courts are at a premium in the Treasure Valley. Courts would be an attraction for tournaments just as the soccer pitches. Pickleball players travel all over the US (and often times out of country) to play the game. Please do some research to verify this information. We think you will find that the addition of the Pickleball courts will be a huge benefit to the project. Thank you. - Steve and Becky Hamilton Lifelong Idahoans

Hello Citizen Advisory Committee Members -

Thank you for the time you are contributing to this important issue. I wish to submit my concerns for the future of this public land in relation to the hazard of flooding, as I live close by and saw this happen in 2017. If possible, I would appreciate a reply to this email so that I may know it has been received.

Sincerely,

Erika Schofield

NW Neighborhood of Boise- just down the road from this land, where Glenwood turns to Gary Lane
Expo Idaho & Designated Flood Location

A significant amount of this land is in a designated flood location, therefore the biological integrity and function of the land needs to be heavily considered, remain intact, and further improved to accommodate the coming predicted impacts from climate change.

Climate science shows an increase in frequency, duration and intensity of storms, which is recognized in the results from the 2016 Boise Climate Adaption Study and in various governing documents. The data from the climate study shows flooding danger as one of the eight significant climate impacts in the coming years.

Despite the impressive amount of flood protection management that has been applied to the Boise River, the Ada County Flood Response Plan states the following risks:

- Frequent flood threat due to water levels reach 6,500 CFS at the Glenwood Bridge gage virtually every year.
- 1% chance in any year of flows exceeding 16,600 CFS.
- 2% chance in any year of flows exceeding 11,000 CFS .

The following governing documents address the issue of future increased precipitation via rainfall along with increases in sever weather events and the impact on flood management and ecosystem functions.

- Ada County Multi-Hazard Mitigation Plan includes flooding as one of the top three hazard risks.
- State of Idaho Hazard Mitigation Plan addresses the issue of flooding as a result of inadequate urban drainage systems.
- Idaho State Water Plan addresses the uncertainties of climate impacts on the foreseeable future and the ability to plan accordingly for greater flooding.

Idaho's State Disaster Preparedness Act includes a stated purpose of preventing or reducing damage, injury, and loss of life resulting from natural or man-made events per I.C. § 46-1003(2). One might question if any development in the designated flood area works against the state's disaster and mitigation plans by contributing to the creation of a disaster, rather than preventing it by not placing people and property directly in harms away.

The actual risk of this location may be underestimated if not fully understanding the commonly applied benchmark of a 100-year or 500-year flood. This benchmark is often misunderstood, and thus obscures the statistical risk, as it does not equate to an event occurring once per time period, it equates to once per year. In other words, a flood one year does not negate the statistical risk for the next 99 or 499 years.

Is A Flood . . . Is Not A Flood . . .

100-Year Flood That has a 1% chance of happening in any given year. That you would expect to happen only once every 100 years.

500-Year Flood That has a 0.2% chance of happening in any given year – also stated as 1 in 500 chance. That you would expect to happen only once every 500 years.

Although annual precipitation in Ada County is low, it is misleading to assume the risk is low, as many other factors increase the risk for flooding:

- Record snowfall & melt
- High releases from reservoirs
- Ice & debris jams
- Flash floods in gulches from sudden and excessive rainstorms
- Flooding as a secondary impact from fire damaged hillsides and gulches
- Canal breach/failure
- Dam breach/failure

In 2017, the flood risk in this area proved real as a result of the record snowfall during the winter and spring of that year. Water was knee-high deep in the parking lot on the east side of the U of I Extension Office and flowed into the nearby intersection at Glenwood and Marigold. It's only a matter of time before this happens again.

The urban ecosystem and the impact on the health and well-being of the people, whom this land belongs to, are of utmost importance. In determining indicators of progress, recognizing the weather impacts of climate change and taking actions to address the future impact on this land in accordance with the governing hazard and disaster documents should be critical components of any future decisions.

Each protective strategy that furthers public safety and strengthens the resiliency of a community, rather than weakening it, should be utilized. By doing so, this will substantially advances legitimate state interests. – Erika Schofield

Please include me in your Subject communication and news updates. Additionally, I am very interested in seeing a forum for the sport of pickleball included in the proposed stadium complex. Pickleball is, and has been, the fastest growing sport in America. The sport is now being considered as a future Olympic event. Idaho would be well served to develop a national standing competition complex supporting this sport. Thank you for your consideration. - Bob Bacon

Please consider incorporating pickleball into your plans. This is the fastest growing sport in our country which allows young children up to advanced senior ages to participate in fun and/or competition. It would be wonderful to host tournaments for players near and far! Boise would be on the map! – Gail Bacon

Garden City could really use some pickleball courts at the fairgrounds location. It is the fastest growing sport in America and brings the young and old together. Could be a prime location. – Kyle Trenga

Hello Commissioners! My name is Daniel Reed. My wife Cymry and I have lived in the Boise area for twenty one years. We retired and downsized to a small place in Garden City about 6 years ago. We love it there. We live frugally, and most of our neighbors are at the lower end of the income scale. I am writing in regards to the Western Idaho State Fair property. I can feel the vultures circling. Firstly, is there any way that we could keep it as public land? Do we really need another high-end residential community with small retailers? When we ride by on the Greenbelt we see the rows and rows of stables and imagine what it must have been like when people loaded up their horses from all over the state and came to Boise to race. The track. The grandstand. Do we really need to tear it all down for...what? I understand the operators wanted to have some kind of casino to make enough money to finance the racing. Would that really be so terrible?

Or...how about some sort of public park that the whole community could enjoy? A farm/lab where school kids could come and learn how to grow things and take care of animals and consider farming/ranching as a career. Partner with 4-H and FFA for a seamless connection to the State Fair. I've been to a number of Hawks' games. Sure, it's not Major League, but I love the small-time fun. And the low cost. Do we really need a new stadium?

Or how about this if residential is the choice? All over Garden City landowners are selling off their trailer parks to build new housing at \$300K per home. Last year I met a fellow who buys trailers in some of these parks and refurbishes, then resells them. He knocks down about \$5000 each time, and the buyer gets a liveable, affordable home. Sure, they have to pay space rent. But they build equity and have a stake in the neighborhood. A newer concept creates ownership of the individual spaces (about \$60,000) per space and association dues to maintain the park, much like a condominium development. Not everyone makes \$100K per year. Someone has to fix the plumbing and serve the meals. We all need to live in the same community.

I am writing to you from Central California where we are visiting friends. The smoke is thick and attitudes are brittle. I sense a growing divide here between the haves and have-nots. There is an underclass of people who seem to do all the work. Could we find a better way? You all take care. Thanks for your service. – Daniel Reed

Congratulations and thanks for your work on this exciting project! I would like to recommend to you that a Pickleball Complex also be included. Pickleball is the fastest growing sport in North America and is exploding in popularity and participation all around the world. My background includes 2018 Player of the Year, being awarded the National Sr Games highest award, featured by CNN, etc. I am a World and National Champion, have traveled extensively, and won all the major tournaments (US Open (FL), USAPA Nationals (CA), Huntsman World Games (UT), State Games of America (VA), National Senior Games (NM), SSIPA Worlds (AZ), as well as many Regional and State championships throughout the country. Everywhere I go I am impressed how communities are responding to the amazing growth of the

sport by building more facilities and courts to try to keep up with the public's desires. The Expo Idaho location would be perfect for holding major events which would bring big economic and other benefits to our area.. Thanks for your consideration and respectfully submitted. Dick Johnson

Dear Expo Idaho Citizen's Advisory Committee, I would like you to consider building 10-12 pickleball courts in your design for the new stadium at Expo Idaho. Pickleball is one of the fastest growing sports in the US. People of all ages are playing this sport. Here in the valley the courts available are very busy whether they are at public parks or private community courts. Players are always interested in knowing where they can get a game in. Putting pickleball courts into your plan could also bring revenue into the city if they were used for tournament play. Players from out of town would come and need places to stay and eat.

If you have further questions about pickleball and the support you would get from the pickleball community here in Boise please feel free to contact myself or my husband at this email address. Thanks for your consideration. Sincerely, Karen Johnson

While there is great potential for a stadium to foster development and increase amenities for the existing surrounding neighborhoods, one of the biggest problems with locating such an attraction outside the downtown area is the lack of public transit accessibility. This site is located near the greenbelt which makes it accessible for those traveling by bike and would be walkable for those in the surrounding neighborhoods, and is even located perhaps more centrally in the valley than a downtown site for those driving from the surrounding suburbs, but transit is still the missing piece of the puzzle. Improving this service in the area of this site would help reduce traffic, improve quality of life for Garden City and for neighborhoods all along the busy state street corridor, and help defray the negative effects of gentrification on the current population of the area. Most importantly, with a private developer there is an opportunity to make taking on the burden of such improvements a condition for any developer, like we already do with any other kind of public infrastructure that will see increased strain from new development. – Ethan Schweitzer-Gaslin

I would like to view the meetings live but you have them all scheduled during the day when most people are working! Are you only interested in live Facebook questions from retired or unemployed citizens? Or perhaps you only care about business execs and others with a vested interest in developing the property to weigh in during the meetings. This is very short sighted and disappointing that you choose to exclude most of the treasure valley taxpayers from directly participating in these meetings. – V. Barbour

I'm in, a drive in would be awesome. And of course a dog park similar to Amity park in Nampa "Peace cannot exist where justice is not served" - John Robert Lewis. – Sandi Perkey

To whom this may concern. It would be nice to see additional stalls provided for the horses. Setup a big green house/vegetable garden that can be used for the 4-H/FFA educational opportunities but then able to take the vegetables and donate to local soup kitchens or food pantries. So it's providing educational opportunities for the kids but allows it to also serve the community as well. Need to see expansion in the small animal building with a bigger air conditioned building as well as several other 4-H buildings that are being outgrown. – Felicia Humpherys

A suggestion we had was to tear down all the old horse stalls that are white and all falling apart over by the parking area back behind the 4h animal area. There is lots of room back there to build something. Please keep the 4H stuff. Thank you Mandy gann

Dear Brianna, Thank you for your work. I would like to bring up an important issue that I'm not sure has been addressed in any formal way: The need for a bike path along Glenwood from Chinden to the River. There is a bike path now but I don't see one in the plan sample here:

Found at <https://boisedev.com/news/2020/08/21/hawks-owners-say-boise-cold-lose-baseball-team-with-ahlquist-for-large-scale-expo-idaho-site-concept/> [boisedev.com]

I realize that is just a sample plan. My request is that any future plan include a bicycle/walking path along Glenwood from Chinden to the River. This is the ONLY route for those of us who ride regularly from Goddard down to the greenbelt. The only pathways to the greenbelt for that section of town are Glenwood, Maple Grove, and Curtis. (Coffey also but no light.) This could be easily overlooked and it is an important transportation consideration for connecting West Boise to the greenbelt.

If you have questions, I can be reached at this email or at 208-841-7513. I know I represent many cyclists who would be more than disappointed if a bike path were not included in the plan. By the way, I do not mean a bike lane on Glenwood. There is no need to push the cyclists out into the traffic on Glenwood. A bike path would enhance, not diminish the property.

Actually, a path along the Chinden edge of the property to Adams would also be a great connector. Right now, we have to ride along Chinden to the light at Fred Meyer and cross to get to Adams Street. Thank you, Nicholas Ivins

When working on parking areas for the different events. What are the plans to accommodate the larger vehicles that people in Idaho drive? As with downtown Boise the way it is. I would never drive my 1 ton truck into a parking garage as none of the parking spaces were ever designed to accommodate larger vehicles. Also kind of on the same subject. What plans are there to accommodate the parking needed for the truck and trailers for the livestock during fair or possibly other livestock events throughout the year. As with what it has been for the past several years. The truck and trailers have been allowed to park out by the race barns that are currently there. Also what plans on parking are there for the exhibitors of the livestock and small animals. As it currently has been for the past 4 years what little space we have for parking is too small. That is not something you can go and just put in a 4 story parking garage for us. As it's a place that allows us to park close, but be outside of the fairgrounds, but easy access for us to get equipment, feed and any other supplies needed for the 4-H/FFA projects onto the grounds and to the animal projects. – Felicia Humpherys

We have a treasure with a river running through our city. The city of Boise has been able to reserve precious green family friendly space along the river via parks. Garden city has the opportunity to do the same by moving the Lady Bird Park over along the river. This would still allow development south of the park area. In addition it allows for commercial development along Chinden and Glenwood. This area next to the river will never be reclaimed if we squander it now. – Shawn McFadden

I just read that one of the options under consideration is a multi-use facility for soccer and baseball. If that facility has artificial turf, which is typical for soccer, it will ruin baseball. Baseball needs to be played on real grass. Russ Blair

Recently, both the Statesman and the Idaho Press have run articles about Tommy Ahlquists' proposal for transforming the fairgrounds into a mostly commercial enterprise along the lines that Mayor Evans of Garden city has desired for years. I am one Boise resident who is adamantly opposed to the further commercialization of this large public use tract of land.

I have lived in the Pierce Park Lane area, about 1mile, as the crow flies, from Hawks stadium for the past 43 years. When I moved into the neighborhood everything was farmland; there is an abundance of commercial development on State Street and Glenwood and, today, traffic is interminable, and often unendurable.

Allowing commercial enterprises to junk up the major public asset which we own in the area would not only make life much worse for the people who live in the neighborhood, but it would diminish the stature and value of the fairgrounds for general public use. Naturally, private developers would like to enrich themselves by starving the public of its legitimate land inheritance, but, as County Commissioners, you have a duty to preserve public assets which serve a genuinely useful public purpose.

I'm confident that you can find additional public uses for all of the fairgrounds tract which doesn't add to the often miserable traffic flow on Glenwood and which preserves Expo Idaho grounds for primarily non-commercial uses. Sincerely, Rick Poplack

Davis Straub

Is it possible to have Ron Lindquist or the recently retired managers of the Boise River RV Park, Karen and Bill, brought in as Key Informants in order to get an accurate picture from the ground of the demand for RV spaces in Boise. It appears to me that the committee has not received accurate information about the RV Park.

Who on the committee represents the interests of low income people and people without homes? Are we missing the representation of a significant portion of our community (one that will apparently be growing).

What will be the greatest community need that redeveloping the Expo can partially address? Where else can we have as big an impact?

Has the committee thought about involving low income housing advocates? For example, <https://www.leaphousing.org/> [leaphousing.org]. See the Idaho Statesman today: <https://www.idahostatesman.com/news/business/article244852397.html> [idahostatesman.com]

I spray puncture vines along the bike path from Chinden to Marigold every four days (I have permission from the Expo), and while there is some maintenance (earlier in the Spring) and some more recent mowing on the west side, otherwise the bike path would be barely usable (flat tires). I note that a number of comments come from a place of privilege. People like myself who have enjoyed the fair over the years and fondly remember coming to it as children. People who live on farms and ranches. People who want to have even more recreation and green spaces along the much beloved Boise River. People who want to have the fantasy of the old wild west which lives in the hearts and minds of Boiseans. I, of course, share all this. The problem is that these dreams do not address the major issues that we as a community face in the present. Don't want people camping on sidewalks downtown? Perhaps you should support a vast increase in affordable housing to meet that challenge. It's not nice that America now has levels of economic inequality that we used to tag South America with. It's hard, but lets face reality.

We've been near before.

<https://www.cityofboise.org/departments/parks-and-recreation/parks/kristin-armstrong-municipal-park/> [cityofboise.org]

Park History

Kristin Armstrong Municipal Park has a very interesting and colorful history. Now a popular site for picnics and reunions, Municipal was once a tourist campground and baseball stadium.

In 1910, the Boise School District (which was responsible for building and maintaining public playgrounds) purchased 25 acres at this site for a baseball stadium. Instead of building the stadium, the property became Boise Tourist Park campground in 1918. The campground had 6,000 visitors a season. The grounds featured tent sites, a communal kitchen with hotplates, a laundry with a washing machine, a playground and 2 cement slabs for washing cars.

After World War I, traffic increased to 20,000 cars a year and it became difficult to maintain the park. In 1927, the city of Boise bought the land and named it Boise Municipal Campground. Over the next

decade, the park gained a reputation as a "hobo and gypsy jungle" so it was closed in 1938 tentatively and renamed Boise Municipal Park and was then turned into a day/general use park.

Boise (Garden City, Ada County) needs to continue to be welcoming to visitors by supporting an enlarged RV Park. We also need to be supportive of those less fortunate as was the case in the thirties.

While riding in the tunnel under Glenwood just south of the bridge and on the Greenbelt, I thought again about micro mobility, <https://www2.deloitte.com/us/en/insights/focus/future-of-mobility/micro-mobility-is-the-future-of-urban-transportation.html> [deloitte.com].

The tunnel is far away from where I propose to have 1000+ tiny houses, so using it to get across Glenwood would be facilitated by micro mobility. At the moment there is little to attract people across Glenwood, with just a few restaurants. With more local residents there could be increased demand.

There isn't a great connection from Marigold to State and across State Street to the shopping center. There is not an adequate bike lane and the sidewalk is too narrow for micro mobility and pedestrians (take it from me). Hopefully the intersection at State and Glenwood will be fixed for micro mobility and pedestrians. The strip from Riverside to State needs to be fixed.

There is a good connection with an intersection and a stop light at Fred Meyer's. This would be more accessible with micro mobility.

There is nothing useful across Alworth (except for the bowling alley and the US Bank). Hopefully this could change. There could even be development across Remington Street. Lots of upgrades to sidewalks (which are non existent) are needed along Kent.

Hi Brianna, Over the next year how is the demand for single family homes going to put pressure on those who have development plans for in town land and development opportunities? How is a possible coming eviction crisis (we still don't know what the federal government will do) going to affect the demand for low cost housing?

What will the public demand from those planning the future of the Expo property? At the moment it is anybody's guess. So here are some thoughts about what to look for:

https://www.washingtonpost.com/opinions/the-housing-market-is-roaring-now-here-are-the-worries-that-reveals/2020/09/04/6e62f058-eedd-11ea-b4bc-3a2098fc73d4_story.html?hpid=hp_save-opinions-float-right-4-0_opinion-card-c-right%3Ahomepage%2Fstory-ans [washingtonpost.com]

Kaden Sinclair

I realize nobody asked for my opinion. :)

After listening to all three subcommittees, and hearing all the ideas, I drew up a general map plan that I thought might help incorporate ALL ideas. I've included a concept rendering here. There is a lot of disagreement on placement and desire for large spaces in some cases. That might mean things get removed and more is dedicated to certain concepts.

I'm not personally fond of the housing/hotel, but hearing the majority consensus talk about this, I put in the elevated housing over the retail to be sure there was an inclusion. Removal of retail and housing would move the meter more toward extra fairground space. However, I put in parking structures and that freed up a ton of land.

This is meant to help add/remove/or play with ideas. This plan incorporates:

Sports -- both in the increased space for the Hawks and general sports use. It includes fields and placement near where recreation can be expanded, such as volleyball courts, and other activities, along the greenbelt and in a park-like setting.

Mixed Use -- A town square, offices for municipal and general use. Possibly for educational offices and satellites.

Retail (Possibly this includes a local incubator for small business).

Housing, condos, apartments, or maybe a hotel (or some of each).

Flood plain and ample park/greenbelt frontage

Expanded and upgraded expo

Fishing Pond

Educational spaces

Community Gardens and agricultural space

Fair for non-carnival events

A community marketplace

A botanical garden which includes a tropical dome, performance amphitheater, and art/creative space. -
- I want to see this and put it in. The educational centers would also be climate controlled biomes for year-round agricultural and botanical education and display.

This also incorporates parking, which allows for about 5k+ parking spots throughout

Uber/Lyft/general drop off and pick up

A transit drop/pick up

County Services

Greenbelt parking on both the East and West ends of the Greenbelt frontage

And some ideas on traffic flow with a road (which was brought up as wandering through). Also put in a possible rework for turning into the space off Glenwood and Chinden, including intersection rework.

I don't know if this helps, but perhaps it is something useful.



Thank you. I think more people are super interested than you think. I'm communicating with several hundred of them that are providing feedback as I relay it. And over 1300 are seeing it just from one of the groups I admin. Most just can't participate or don't know how. I make time for things that I want to see done to give the most back to our people, and have the ability to move my work and other obligations around. I summarize things for everyone and then take their comments and put them forth to you guys.

One thing I know is worrisome is the lack of artistic, creative, or cultural representation in any of the three sub-committee meetings. While someone on the committee might be representing that, it was not even included or championed. If the perception is that it is not needed or important, I can definitely show that is not the case. It is vastly underrepresented and has a huge impact. Our current partnership with the Idaho Suicide Hotline and work with those in the community that need something to which they can belong is showing a huge lack. I hope the committee finds a way to consider this, because nothing so far shows that it is being factored in (regardless of final output). It should be considered, at least. If it is, the public videos and such should reflect that. It appears to us as if it is not.

Perhaps that is why I keep piping in. I'm trying to fill the gap as much as I'm able from outside.

Facebook Live Comments

Recreation/Event/Sports Complex Subcommittee

Kaden Sinclair:

selling housing and condos on the land means a small, tiny even, part of the population gets ownership over what is now community land. Common use is great. Exclusivity for a few is really tough to swallow. There is area ton of places around the area that would be ripe for hotels and condos and homes. Acres and acres in Chinden. That feels like selling off one of the most valuable spaces forever to a select few. There are ways to evolve things over time to bring in money and not sell off something that would never be recovered from private ownership. This make me super sad.

Parking garage does seem like a good inclusion. I believe there are off-site transit methods that could be employed. Incentives to use the transport could be merged into events.

Yes! Congestion is bad. Creative ways to ask people to use other methods to arrive and leave. Reworking the flow is ideal for design.

Andrea's comment about preserving the space from becoming a housing sell off. thank you! Im stunned to hear how the conversation is about how much money can be made by selling off public land for a few people to own as housing. This is community space that has so much potential to provide value far beyond some tax income from a few owners. You will never get this land back from selling it off to private land owners.

I could hug Andrea right now. If that weren't weird and also Covid. Yes. We need housing. 46th has 5 acres. North Chinden has acres. Build housing AROUND the area. Not at this unique diamond of community space. Carving this up for a few people is really tough to hear.

Thank you for working hard to make this public. I greatly would prefer to hear this dialogue live and to be able to comment real-time so that questions could be answered, but understand that technical difficulties are tough to always overcome.

Jennifer Miner Johnson:

From what I could see of the meeting I think that housing on the property even partially is a bad idea. If the expo is expanded to add events and then throw in housing, where does the parking go? I realize that the fair didnt take place along with other events but when it is going again, it's hard to find parking spaces. I think that they should just enhance the grounds, keep the RV park and renovate the flood plane for outdoor events and education. 20 plus acres seems like a giant space but you can't fit an additional housing area on it with every else. Just my thoughts .

Zak Ashby:

I want to: 1. Keep the Idaho Fair here and maintain use of Expo buildings for other events through out the year. 2. Have Boise Hawks somewhere on site. 3. Keep Grandstand and a few acres available for fair concerts unless new/remodeled Hawks stadium can double for fair concerts. My biggest concern for some proposals we have seen in local news from developers is a lack of adequate and free parking for the State Fair.

I do like the idea of eliminating the current Ladybird Park and have a larger park connected to the river and greenbelt area on the north side of the property.

Chris DaMour:

sheldon saying give the rv park to people "who live in boise/ada county"..he knows this is GC right? just wants everything to be the same everywhere..thinkgs like the RV park are what makes it special, not just another dang cookie cutter housing strip. people come form all over to visit their relatives who live in ada county and stay at that RV park. make it BIGGER

and poor bill, he doesn't like walking by it when he walks on the greenbelt? i can't believe he actually said that

and yeah thank god for andrea speaking sense and not only thinking about development. only one in this meetings who's talked to people around here.

KentRock says he keeps hearing comments about how ugly the parking is...that parking is awesome, love how easy it is to get in and out of there, parking structures are horrible for large family vehicles, i hate parking downtown i love hopping into expo idaho on a whim.

thanks to andrea who brought up the great point of how painful it is to get out, and clay carley just dismisses it with some fantasy of a right system in place for a garage will solve that problem. people can't navigate garages no matter how fancy the system is because the line can't form long enough to take advantage of the green light to exit.

Sharyl Jackson:

Clay Carley is ignoring the wishes of the public. Is he in the housing business? I agree that some condos could be located east of ball park near Chinden. But this is a public piece of land that should remain that way.

Mixed Use City Center

Kaden Sinclair:

I understand the housing shortage. And I get the template that seems to be the norm for spaces. What I would like to put forth, based on conversations I've been having -- We have a housing shortage, not a land shortage. There is a ton of land on Chinden, for example. this space is not something you can get back. it is a gem, in the center of our region. Housing then means only a few people, maybe 100, get housing while the entire region loses, forever, community land. Two, this seems like a developer sell-off of land, with money being the driving factor. Three, how do you work through possible ethical concerns? If housing goes in, there should be a very good public campaign to show that none of the committee members or commissioners or their friends and family benefited by creating private housing for only a few and at the forever loss of this land. It can be done, but this issue is going to be a hot one and I want to make sure it is known before it might become an issue.

This might help, by the way. In order to have a 5k parking allocation for all the potential of a hybrid, you will need 5 6 story 1 acre parking garages. Plus some land around them and proper traffic control. This is the optimal solution for spacing them and controlling traffic. Definitely could be done and just wanted to help with conceptualizing.

I would put forth that we have a cultural need, and a socio-economic participation space that is available to all for interactivity, learning, and creating. All ages and ability. Those don't really exist.

Also, it seems logical for the design to be phased in and logical, so you could work toward the grand finale with expo, event, sport, city center, natural space, artistic...whatever. Over a period of years, which can prove things out and allow for small incremental traffic additions.

lol. The all over the map joke was super hokey, but it really was funny and a great way to wrap up your meeting. I'm so excited, and very nervous, to see what happens with this opportunity.

I'm not a sports person, but I do agree that a sports area and focus is a fair and appropriate stadium would be a good fit, especially given the small footprint overall as compared to the land. This is a decent question to pose and, if other things like art, science, and gathering is also addressed, this would be a good addition. The public might be torn if the focus is only sports, but would probably be quite amenable if all other things possible were incorporated to make a truly diverse space.

yes on the vehicular drop off! 😊 And busing or other modes of transit. Yay!

What a unique idea on the chair lift or out-of-the box thinking. Curious...thank you for that.

Agriculture and Outdoor Education Subcommittee

Kaden Sinclair:

Yes to valuing the place that we have. THANK YOU!

It suuuure is of interest!

I'm really glad to hear of thoughts of youth and people of all ages. Open spaces also eliminate socio-economic positions. I am unsure of why we haven't yet heard about art, culture, and other creative outlets. Seems odd that this isn't considered part of what is needed in our region.