

Dreams and Desires Activity Results

SUMMARY

The following is a summarized list of the proposed future uses on the Expo Idaho Site:

- Keep Fair
- Expand agricultural/4H use
- Mixed use (there are various definitions of this, but we will define it as a blend of residential, commercial, cultural, institutional, or industrial uses)
- Park expansion
- Move Lady Bird Park
- Keep/renovate EXPO Idaho
- Keep/improve stadium
- Improved use of the river/greenbelt
- Affordable housing
- Develop
- Open space
- Ada County facilities
- Improve parking
- Garden City town center
- Education
- Keep/expand RV park
- Hotels

In the pages that follow, we have compiled all of the results from the committee members. Comments provided by members of the public have been compiled into the public comment document.

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

- 25 Acre; 4-H/FFA Livestock and Garden Center that expands and supports the agricultural community efforts to continually development youth participation. 60 Acre; Expanded Expo Idaho or "Garden Center" for trade shows, conferences, commercial events, music, and misc. activities. Includes parking. 10 Acre; Space adjacent to the Expo Idaho would support incubator spaces for smaller artisan shops i.e. retail, food/beverage, entertainment, education. 45 Acre; Ladybird Park and Greenbelt that connects pedestrians, bicyclists and river related activities to the Garden City Town Center. 25 Acre; Garden City Town Center. 35 Acre; Business and Public Facilities District. 40 Acre; Commercial District
- I would start with three objectives: 1. Create a fairgrounds appropriately sized and easily accessible for a metro area of greater than 1 million residents. 2. Create a mixed use downtown for Garden City, hopefully including a new sports stadium 3. Integrate the Boise River into any development and enhance the riparian interface. I would use the sale of the property for development to fund an improved and significantly larger 4H/FFA/Expo Idaho site that would probably be located near I-84 for best access (since the Western Idaho Fair is seen as much more than the Ada County Fair, I-84 access allows for easy access from other parts of the state). I would move the Lady Bird park north along the river, which also would allow for dual purpose park land and a floodway zone. I would also provide access to the island north of the site, as part of an expanded park area. Any Garden City development that includes housing should provide for various income levels.
- Enhance Expo and fairground facilities; Move Lady Bird Park next to river (enhance with amenities such as Frisbee Golf Course, Fly Fishing Casting area with practice measurements, maybe small outdoor concert or show/play area, water feature, seasonal or year-round dog park area, etc.); Remove current bleachers and add a sports/fair concert stadium; move and enhance/enlarge RV Park near stadium; use area for mixed-use amenities such as restaurants, local shops, possibly Garden City Hall and/or Library.
- Stay: Baseball stadium should stay and be upgraded; not horse racing area – redevelopment opportunity, not Ladybird Park, RV Park, with some minor enhancements, maybe even slight expansion to “overflow”; ag extension/NACFR/EMS. Change: upgrades at stadium site; horse racing – track, stands, stables, and parking – redevelop into a “downtown” Garden City, benefit of private use and taxation; Lady Bird Park should swap to be river/flood area. Develop commercial uses along 20/26 and Glenwood. Addition of housing – mixed types, but generally greater density/smaller yards. No more “365 days a year” events at fairgrounds – limited because of primary use of parking by community.
- Stay the same: At this time, the Western Idaho Fair and the Expo buildings should remain on-site for the foreseeable future. However, projection studies need to be done to determine future needs as the area population grows. In 20 years, how much additional space is needed for the fair, along with parking, and new buildings to accommodate events in its current location? The Boise Hawks should remain in the Expo area. A new stadium needs to be built (what should change section) and it possibly could be a new multipurpose facility that incorporates the baseball stadium. Leave Fire, EMS and U of I at current location at this time. Change: Additional parking needs to be added for the fair and other events. The state highways need to be engineered to handle peak traffic needs for the fair and major events. New stadium for the Boise Hawks and/or multipurpose stadium that could host soccer, concerts, and other events

throughout the year. Look at possibility at flipping Lady Bird Park to flood zone area to create a more serene area for families and creation of more natural wildlife areas along the river. The racetrack area could be converted to baseball stadium/multipurpose facility as well as additional parking in flood zone areas.

- I envision three main future uses at Expo Idaho: Engaging the public with space for education, nature, wildlife, and county services; keeping and improving the Expo Idaho fairgrounds; and opening the horse race track land for private development. Here is the breakdown:
 - *Nature/Education/County Services area* (Moving Lady Bird park to replace the RV Park and Hawks stadium, develop horse barns to a riparian habitat area [e.g. Barber Park 2.0], establish an Education/multi-purpose area)
 - Move Lady Bird Park to cover the RV Park, part of the Hawks stadium, and into the carnival area of Expo Idaho. Soccer games will continue in those fields and carnival will still be in the same place during fair. Current location of Lady Bird Park would turn to parking but would ideally be beautified and landscaped with trees, shrubs, etc.
 - Build a Sherriff's office (i.e. Driver's License office) next to the Fire station where Hawks stadium is
 - Tear down the old racehorse barns and build a riparian habitat area within the flood "no-build" zone, similar to the Barber Park space along the river.
 - Establish a UI Extension education area as part of the park behind the county service buildings (i.e. UI Extension, EMS, Fire, and Sheriff)
 - Education Amphitheater and shelters (may be in the park)
 - Demonstration or pollinator gardens
 - 4-H/ UI Extension Beekeeping area like Foothills Learning Center
 - 4-H Archery range
 - 4-H Small animal area (rabbits, chickens, dwarf goats, etc.)
 - Parking for the new Ladybird park can be the current West parking or build permeable parking next to the new Sherriff's office.
 - A high/low ropes challenge course
 - *Potential funding sources*
 - U.S. National Park Service Rivers, Trails, and Conservation Assistance Program (RTCA)
 - USDA Natural Resources Conservation Service
 - Private donors
 - Business/Industry donors
 - Developer funds
 - *Expo Idaho Fairgrounds* (Keep and renovate)
 - Extensively renovate the Expo Building with necessary updates.
 - Upgrade the livestock barns with interior white paint and fans.
 - Allow urban 4-H youth to keep and take care of their animal projects at the livestock barn 3 months before the fair starts.
 - Ensure designated parking on the north side of the grounds for exhibitors, carnival workers, special events, etc.
 - Upgrade the small animal barn

- Create an indoor arena where current horse outdoor arena is, can be used for other events throughout the year.
 - Add an additional horse barn, could be attached to the new indoor arena.
 - Upgrade the Western Town area or expand the theme to cover more of the area.
 - *Potential funding sources*
 - Developer funds
 - Business/industry donors
 - *Private Development* (Taking over Horse racing area for development, County still owns but leases the property)
 - Multi-use stadium-centered entertainment district (See Pawtucket, Rhode Island and recent [Forbes article](#) for examples)
 - May have hotel, hospitality, retail, attached to it. May also be connected with Expo building somehow to be used as a major event venue
 - Foothills and river are highlighted in the design
 - RV Park
 - *Potential funding sources*
 - Developer funds
 - Naming rights to sell to businesses
- Exposition facility dynamic enough to attract and accommodate local and national events; Boise River Education Facility for Ada County school students to learn the importance of hydrology and farming; Multi-Use Green Space for Western Idaho Fair, youth sports, concerts and outdoor events; Baseball Stadium
- Park (playground, picnic, open space) with interpretive and/or interactive signage along the river and involving the entire floodway. Potential partners/areas of emphasis: the Intermountain Bird Observatory at BSU; BUGS, Global Gardens, UofI 4-H, agricultural extension office or others to create large scale public garden with agriculture interpretive focus. Mixed use residential and commercial space, with a dedicated percentage of affordable housing. And would require the affordable housing be a condition of any development agreement. Maintain the Expo convention space, but reduce the acreage dedicated to parking via a multi story garage.
- Whatever the outcome, I think Ladybird Park needs to be moved down by the river. If the Fair stays there, Barns, the Expo
- Multi-purpose stadium: soccer/handball; attached new Expo center with greater capacity; Ada County office complex; housing, retail, creation, sports fields
- A mixed use community comprised of residential, commercial, municipal, and public open space amenities. Three adjacent transportation routes need to be carefully considered and integrating into the functions of the community. Residential - an appropriate combination of mixed income and mixed age higher density housing (both multifamily, town home and single family homes). Commercial - primary emphasis on retail and office components designed in the fashion of a town center including a new city hall. Pedestrian and bike friendly with easy access to the surrounding uses. A multi-use sport complex primarily designed for the Hawks but also fully capable to accommodate other field sports and concerts. Ample park and open spaces interconnected with pedestrian and bike trails.
- I would put a town center for Garden City on this property. It would be environmentally sensitive to the Boise River and Greenbelt and include a mix of uses and mixed-income housing.

- By far the conversations I have had, maintaining open space is the primary concern. Ideas such as restoring riparian area near the flood plain, providing natural-scaped park areas, traditional park space, fishing ponds, jogging trails, sports fields, and dog parks. I have also heard ideas of archery range and a fly fishing casting pond similar to San Francisco's Golden Gate Park. Studies have shown that urban parks are often the first step the public takes to experience the outdoors and outdoor recreation. As Ada County becomes more populated, sentiment I'm hearing is that it is important to try and keep our Idaho values – specifically the value we place on the outdoors. The above ideas reflect ideas to encourage our citizens to be outside. If an alternate site for the State Fair can be found, I have not heard any issues with traveling to a new site to continue with attendance. There has also been little support for extending the need for a RV park. Sentiment for the acreage of parking lot seems to be a frustration, eyesore, and not good use of the space. Limited parking was proposed to encourage travel from the greenbelt. I have received some feedback that preserving a space for a stadium may have value. There also seems to be consensus that mixed commercial use along Glenwood and Chinden road would be acceptable and a good way to create an urban center for Garden City.
- I don't think this is a fair question. The Site has a use and that use must be addressed. Where does that use go? What is the cost to relocate/construct? What are the efficiencies or issues associated with the use? This assumes that we have pre-determined that the current use is obsolete or no longer viable? Has that occurred? If the previous study is accurate there is limited ability or funding to relocate the facility that exists today and with that the question is what are more efficient uses of the site. 1) Get out of the floodway. Look for opportunities for recreation and habitat enhancement in this area. We have an amazing greenbelt that serves as an economic driver for the region, let's capitalize on it while protecting the river and sensitive areas. 2) Use the property to enhance the economic viability of the other uses that are on the site. Consider uses that promote and increase the attractiveness of the facilities- hotels, commercial, etc.. 3) Consider structured parking to allow for the better utilization of parking areas. 4) Develop and capital facilities and maintenance plan so structures are being upgraded and kept available for future users.

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

- Opportunity to work in connection with Garden City's Comprehensive Plan. Opportunity to enhance green space for family oriented activities and wildlife. Challenge of finding a suitable location for the Western Idaho Fairgrounds. Opportunity to relocate WIF south of I84. Development must include: grandstands, stables, pens, show-ring and arena(s) for 4-H and other relate-able events; Opportunity for grounds around a new WIF to be development into a multi-sport complex.
- Finding the optimum site for relocating the fairgrounds complex could prove a significant challenge, however it is a challenge that will only get harder over time. We need to learn more about whether a baseball/soccer sports complex could be implemented entirely with private financing. After Boise residents recently rejected public participation in building a similar facility, any project included in this development should be privately funded to help assure public support. Lady Bird park could potentially be moved, but it would require meeting some significant appraisal restrictions. Probably these could be solved, but it may take more time. This would be an opportunity to plan on moving the park and setting aside land along the river, but postponing development along the Chinden/Glenwood intersection until needed legal modifications are completed.
- Challenges include existing property restrictions, leases and County budget constraints. It will also be a challenge to NOT give in to growth advocates by adding condos or apartments! The opportunity exists to create additional revenue that will help pay for staffing and/or maintenance costs with additional lease agreements with Garden City, retailers, restaurants, users, etc.
- Ensuring the viability of the Fair itself and the ag community's reliance on the fair as a way to continue that as a valued way of life. The park will be hard to swap, but that's just a series of transactions and permissions; that needs to be done, even if it's difficult. Finally, an RFP for a mixed-use development with prescribed (by the county and GC) types and quantities of uses, along with a public-private development agreement will benefit ALL – taxpayers, residents of the city and county
- Additional parking needs to be added for the fair and other events. The state highways need to be engineered to handle peak traffic needs for the fair and major events. New stadium for the Boise Hawks and/or multipurpose stadium that could host soccer, concerts, and other events throughout the year. Look at possibility at flipping Lady Bird Park to flood zone area to create a more serene area for families and creation of more natural wildlife areas along the river. The racetrack area could be converted to baseball stadium/multipurpose facility as well as additional parking in flood zone areas.
- The main challenge seems to be ensuring a balance between a suitable fair location, a place to engage youth and adults in education experiences, ensuring a space for natural areas and wildlife, and opportunities for private development. There is a huge opportunity to balance all of these with this property, and is very doable.
- People who hate change, finding a good place to locate the fair
- The challenge of recognizing the opportunity in creating multi purpose environments for the enjoyment, education and recreation of citizens in ever changing economic reality.

- Like virtually all change: fear of change & loss of situational power and social/political pushback are the biggest challenges. Money for development (both on and off site if the fair is moved). Greatest opportunity: if done well, this can be a once in a lifetime opportunity to recreate a vision for Ada County that will be cherished by the grandchildren of every person now living in the County. We should all be thinking LONG term not just about what is easiest right now.
- I see the main challenge as getting consensus. Challenges to moving the fairgrounds are in finding a suitable and appropriate site to which to relocate. Challenges to keeping it where it is are traffic, room to grow and noise drifting in to adjoining neighborhoods.
- The connectivity to the greenbelt (adjusting for the floodplain area) and the two state roadways to the east and south Hwy 44 & 26). Relocating the agricultural uses and the Fair to a centrally located area with easy access to I84. The entire sight is a fantastic opportunity to create a diverse and active town center and surrounding neighborhood and parks and increase the tax income to Ada County very significantly.
- The fair, recreation, and youth education components (4H, agriculture, and baseball) are very important to the community. The uses would need to be accommodated elsewhere.
- Based on our first meeting and conversations I've had with the public, there seems to be consensus that the space could be repurposed for "greater and better use." Challenges related to this, are balancing what those "better" uses are, and understanding what options exist to continue the existing operation - particularly the state fair. The challenge, as I see it is "What is the Ada County we want to have 100 years from now," and is this moving us toward that goal?
- The land has specific constraints- Floodway, deed restrictions, limited locations for replacement. These items have to be addressed before a decision can be made about reuse of the site. The Expo Idaho Center is currently very centrally located and is economically viable will changes to the site impact these features? It is hard to know what the cost of ongoing operation and maintenance is without a capital plan. Site has a huge amount of space for parking that goes largely under utilize aside from Fair, how can this land be re-developed to maximize usage or reduce the footprint of parking. Consider long -term land leases for the underutilized portions of the site that also support structured parking to benefit the Fair. Greenbelt, educational and recreational opportunities abound on the site. How can you rethink the use of the river frontage to support all of Ada County?

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

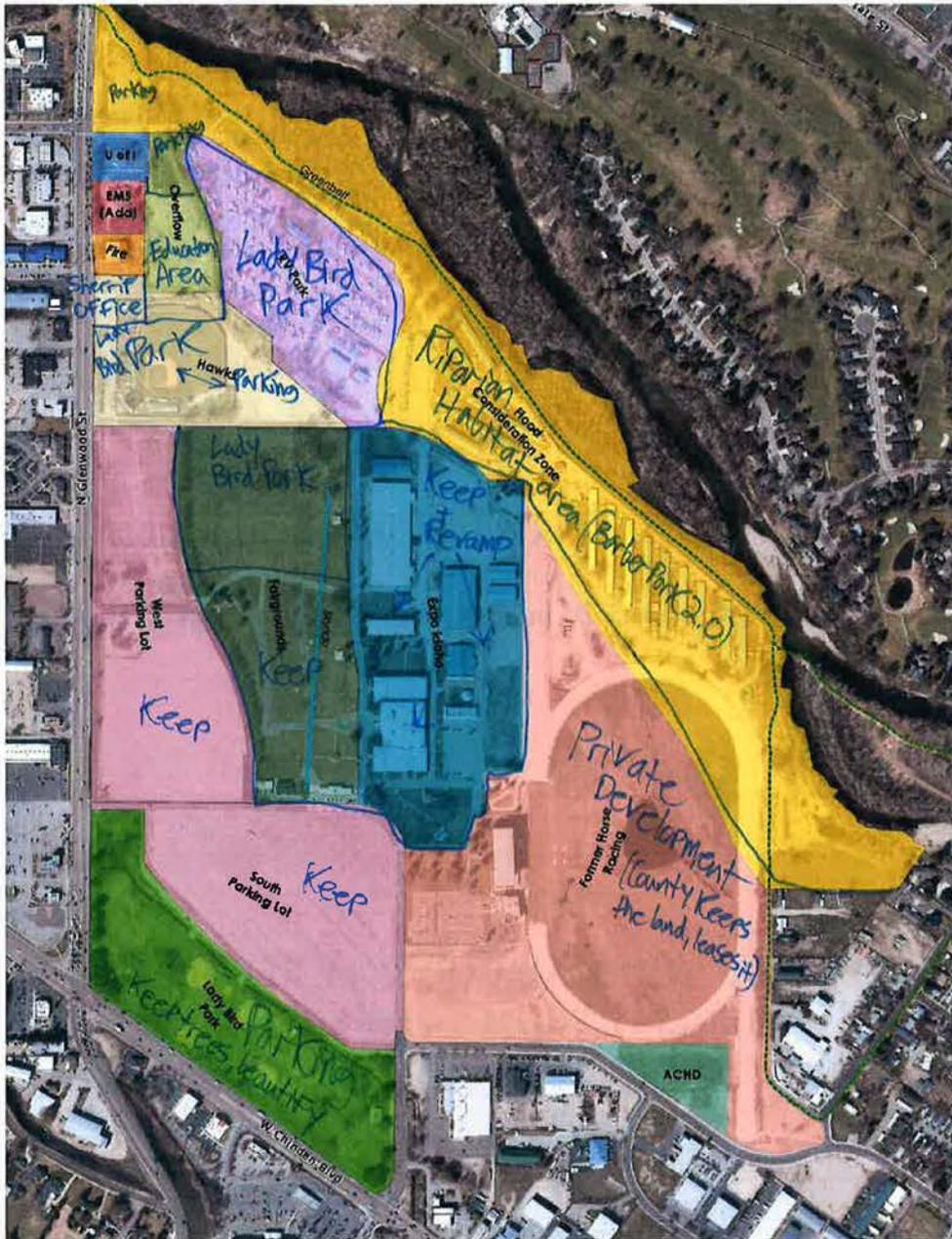
- EXPO IDAHO is re-imagined with emphasis on expanding and creating an Entertainment and Commercial District. Ada County Residents have improved access and utilization of the Boise River, greenbelt and Ladybird Park. Expansion of 4-H/FFA for youth participation and development of Ag-related studies. BOCC is perceived to be working with both public and private partners to create a Town Center for Garden City. Ada County Residents benefit as the WIF is more centrally located, it becomes a hub for expanded outdoor recreational and multi-sport activities.
- Having watched the tremendous growth in Salt Lake City over the past few decades, I believe that our metro area is about where they were in 1990. Within a very short period of time, we will have over a million residents in our SMSA. So our time-frame to find an adequately sized and accessible fairgrounds/Expo Area is limited and by selling and developing the current fairgrounds, a new and superior site can likely be purchased and developed. Almost since inception, most Ada County residents think of Garden City as a strip of used car and RV dealers along Chinden Blvd. Along with the current Whitewater Park area on the east end of Garden City, development of the fairgrounds could be a west side anchor that really helps develop and improve the reality and image of the City, as a tremendously valuable resource close in to our metro area downtown. This goal can be creatively met without displacing many of the low income families currently living in this area of the city.
- Fair and Expo facilities remain and are enhanced with increased year-round use of the entire property, as well as greater variety of "things to do"; Large open area near river to highlight the beautiful water amenities of the Boise River; increased revenue for continually improving and enhancing the facilities; Garden City can live up to its motto of "Nestled by the River"!
- As an overall theme, I'd like to retain what's already there, and "working well" – including profitable public enterprises such as the RV Park and the Fairgrounds "Proper". I'd see generous prosperity tax enhancements resulting from privately funded development and ownership in a public-private partnership where the County dictates the types and locations of private development but the primary burdens and risks lie with private developers. Baseball near the River with ample parking should remain and the stadium must be enhanced if it is to remain.
- Additional parking needs to be added for the fair and other events. The state highways need to be engineered to handle peak traffic needs for the fair and major events. New stadium for the Boise Hawks and/or multipurpose stadium that could host soccer, concerts, and other events throughout the year. Look at possibility at flipping Lady Bird Park to flood zone area to create a more serene area for families and creation of more natural wildlife areas along the river. The racetrack area could be converted to baseball stadium/multipurpose facility as well as additional parking in flood zone areas.
- Ada County and Expo Idaho would better equipped and the property would be better utilized to handle even more types of events and activities. From community/education events in the newly designated Lady Bird Park close to the river, to the continued fair and expos at Expo Idaho, to concerts and sports games at the new multi-use stadium where the horse track once was, the property could be utilized even more throughout the year. There would be established habitat for the current animals that already utilize the old racehorse barns and the center of the horse race track. Fair would continue to be at a central, convenient location for all residents of

Ada County and even the Treasure Valley. Capacity would be increased for Ada County residents to complete necessary paperwork at the new Sheriff's office. Entertainment and recreation options for Ada County residents would be increased significantly, and continue the use of the Greenbelt as a premier trail through the county.

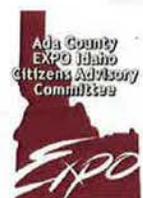
- The property belongs to the people of Ada County and should be maximized to support the needs and advancement of its citizens with educational and family -friendly endeavors.
- Solves lots of problems (Ada County office space, activates dormant land, dramatic new revenue opportunities for County, stadium issue, gives Garden City a focal point)
- Housing and rapid growth are at a crisis point in the County, and any redevelopment of such a large piece of property amidst so much existing development must have a component of housing density with a focus on affordability. Flooding along the Boise River is a major concern of not only the municipalities and residents who live along it, but also the US Army Corps of Engineers. Climate models indicate that the Boise will flood in ways we have not experienced in modern times. It's a question of when, not if. Removing structures (which become liabilities and hazards during floods) from the floodway is essential and will ultimately save all county residents money when we don't have to pay as much for clean up of, restoration from, and rebuilding after the inevitable flood damage. Ideally, proceeds from sale of the land could help fund purchase of a replacement fair grounds and related infrastructure.
- If some or all of the land is sold for private use taxpayers could benefit because Garden City, Ada County, the schools and other taxing districts would get a new source of revenue that would help cover costs without charging current taxpayers.
- Ada County residents would benefit from a significant increase in housing inventory and options. Additionally the added tax revenue will be very significant. The cost to the tax payers for this development will be insignificant since the roadways and all public services are already established for this area. New open spaces and new event venues will provide hundreds of new opportunities for Ada County citizens annually.
- A nice attractive, town center would serve Garden City, West Boise, Meridian, and Eagle. A sizable piece of property would be put on the tax rolls and generate significant revenue for the county. A public private partnership could also provide Ada County with capital to replicate fair and educational facilities. Some educational facilities could still be accommodated on-site in the mix of uses.
- Maintaining as much open space as possible continues to benefit residents by reinforcing what makes this valley great, the livability. Having a quality of life benefits residents personally, but also the economy which we participate, and benefit from. By creating a urban center with ample open space for Garden City it encourage future-thinking growth. I believe future generation would be thankful for this foresight, as we are with the foresight of the Greenbelt's visionaries. Compared to this becoming high-end housing, apartments, and commercial use – I believe our current and future citizen would prefer preservation of open space. I believe the Fair to be a well-run and valuable venture. However, there are enough case studies across the nation to show that citizens are willing to travel great distances to attend state fairs.
- I don't know that I have a fully hatched vision for the site that could "benefit" the citizens of Ada County. We can enhance the rivers health and the associated floodway/floodplain. I think there are opportunities to preserve/enhance the existing functions on the Site- Fair, conventions, Extension Office-while also pursuing public/private partnerships that enhance and

increase the annual income derived from the property to offset O/M and needed/desired improvements while providing new funding sources to the County's general fund.

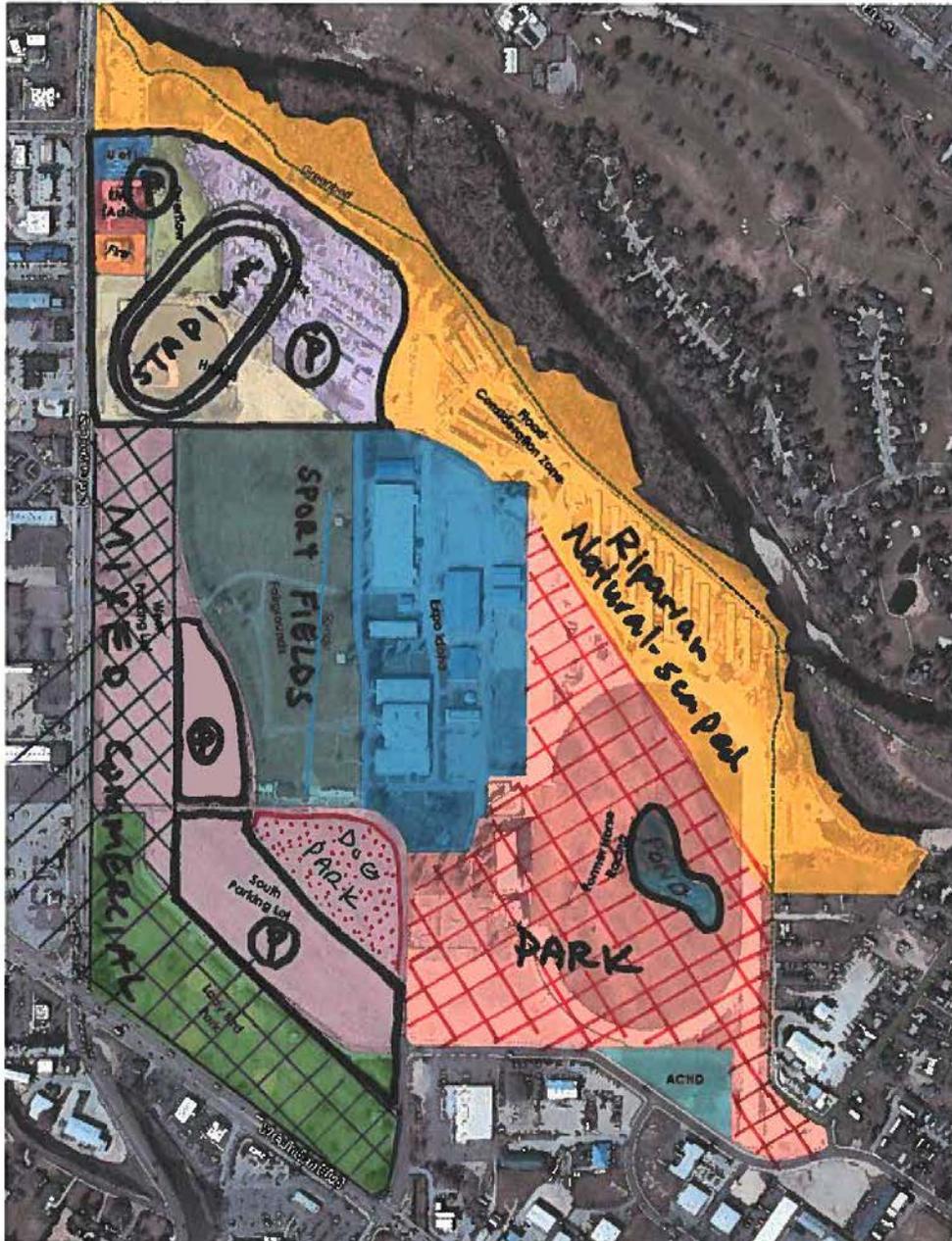
Expo Idaho Citizen's Advisory Committee Dreams and Desires



DRAW IT OUT!
What changes would you make?



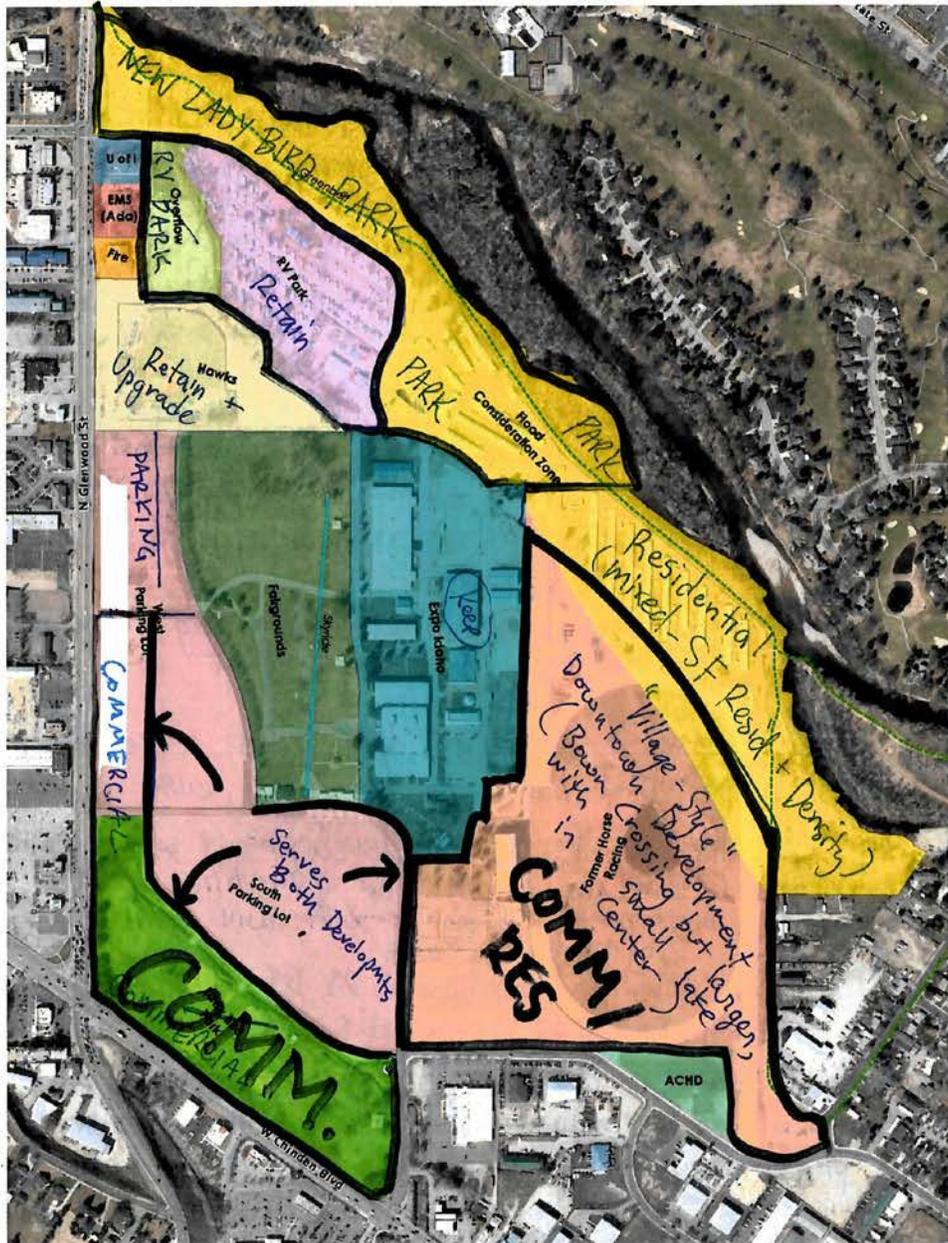
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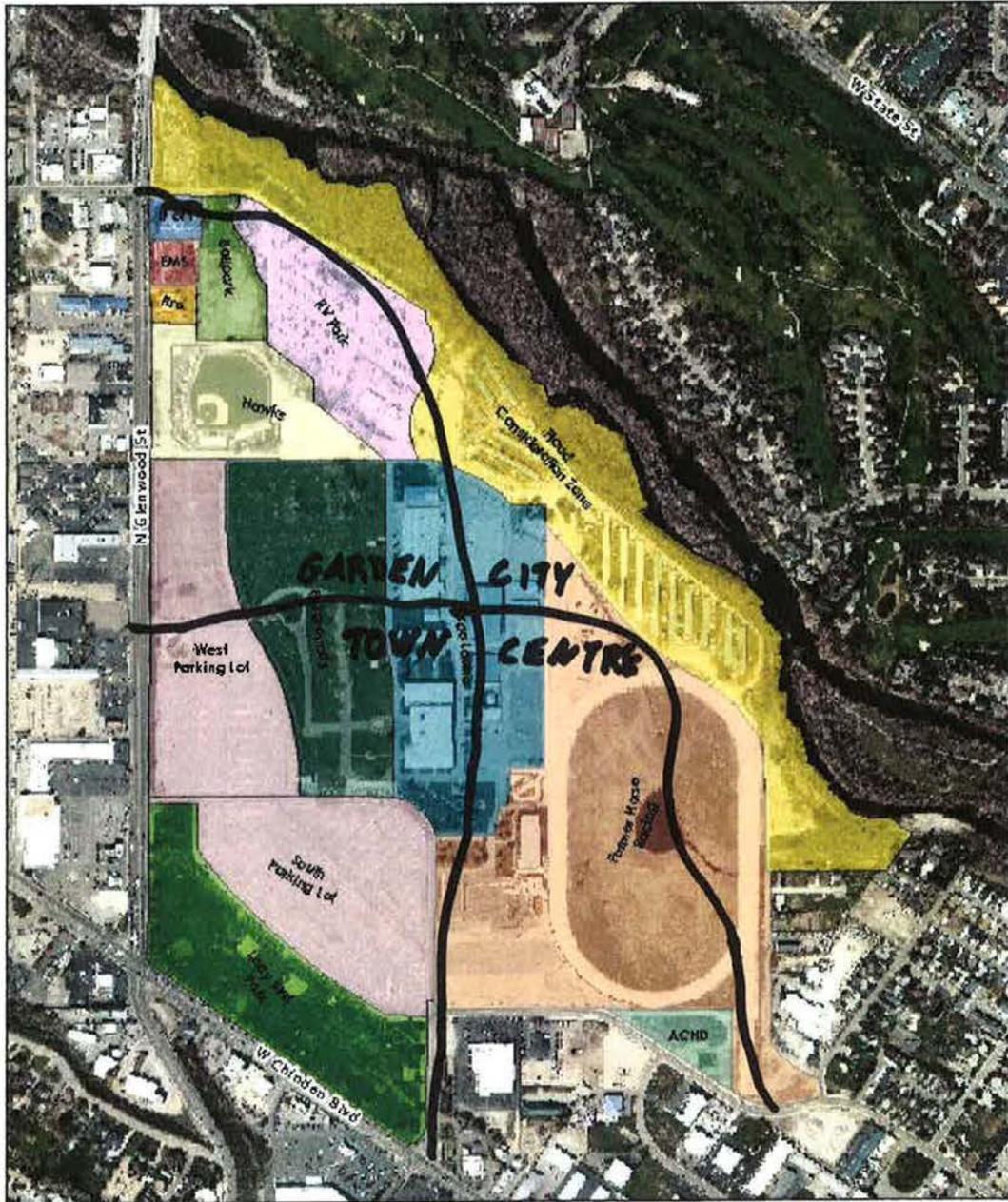
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