



DRAFT Preliminary Design Presentation

Ada County Procurement
Boise, ID

Contract #15103:

**THE PARK
at EXPO IDAHO**

Prepared by:

port

with

**Marlon Blackwell
Architects**

**Great Ecology
PROS Consulting**

Rio ASE

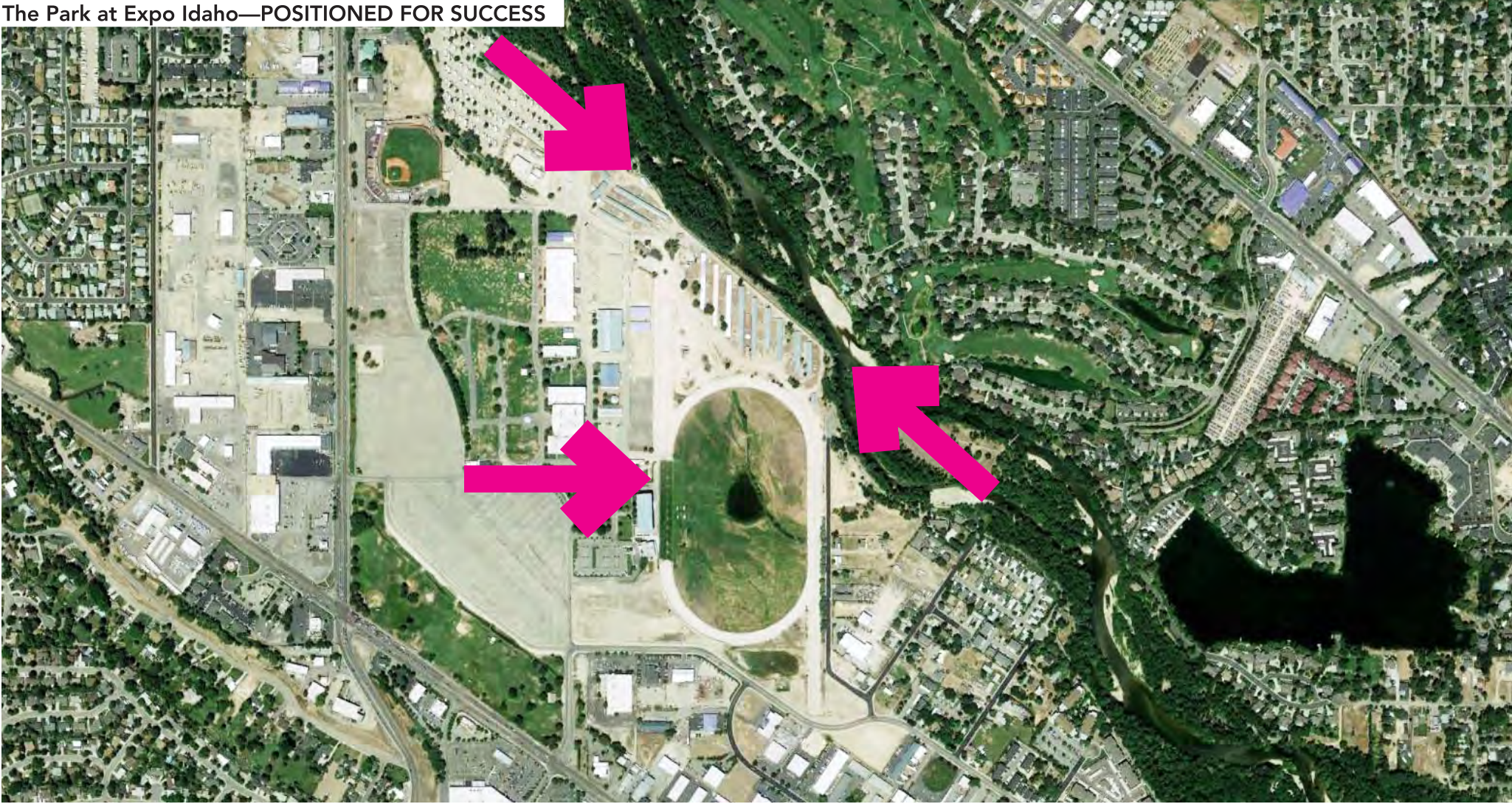
**Ecosystem Sciences
Dharam Consulting**

April 26, 2023

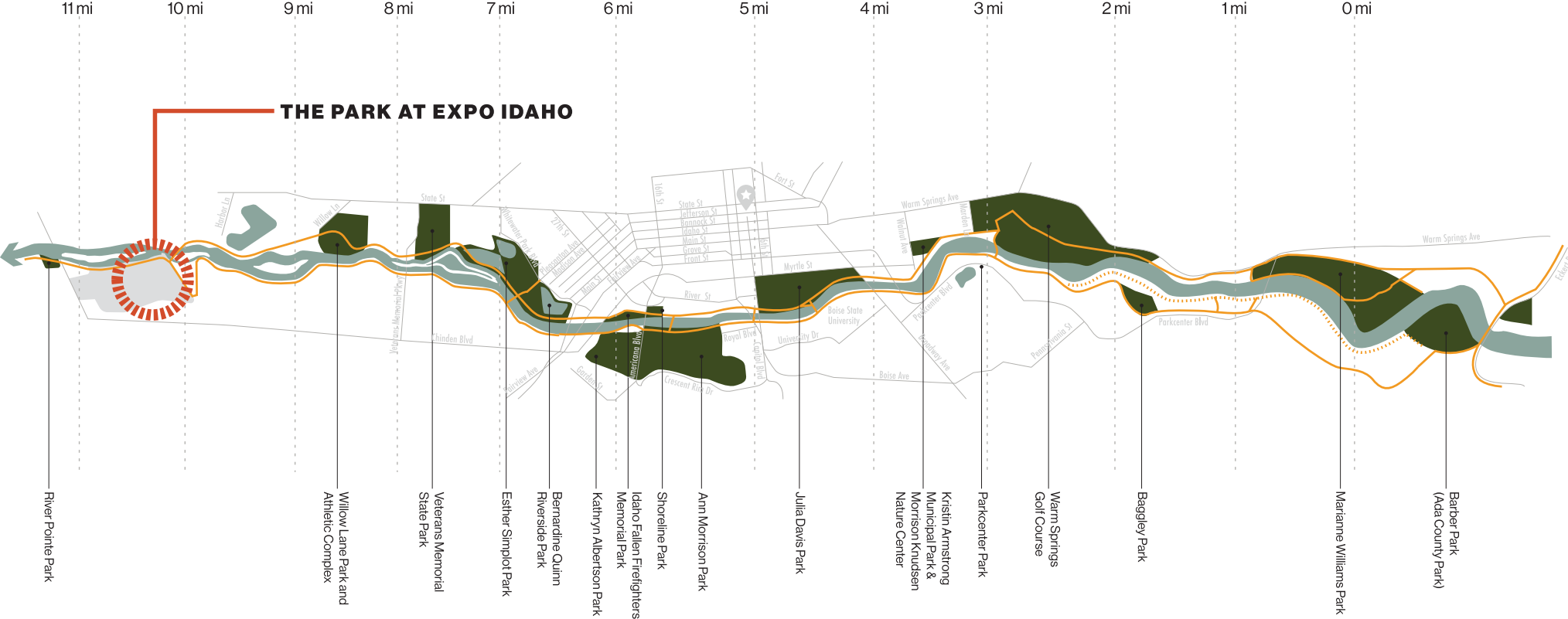
The Park at Expo Idaho—ONCE IN A GENERATION OPPORTUNITY



The Park at Expo Idaho—POSITIONED FOR SUCCESS



Garden City Connection—GREENBELT AND RIVER NETWORK OF PARKS



Garden City Connection—GREENBELT AND RIVER NETWORK OF PARKS



BARBER PARK



MARIANNE WILLIAMS PARK



KRISTIN ARMSTRONG PARK



JULIA DAVIS PARK



ANN MORRISON PARK



KATHYRN ALBERTSON PARK



BERNADINE QUINN RIVERSIDE PARK



ESTHER SIMPLOT PARK

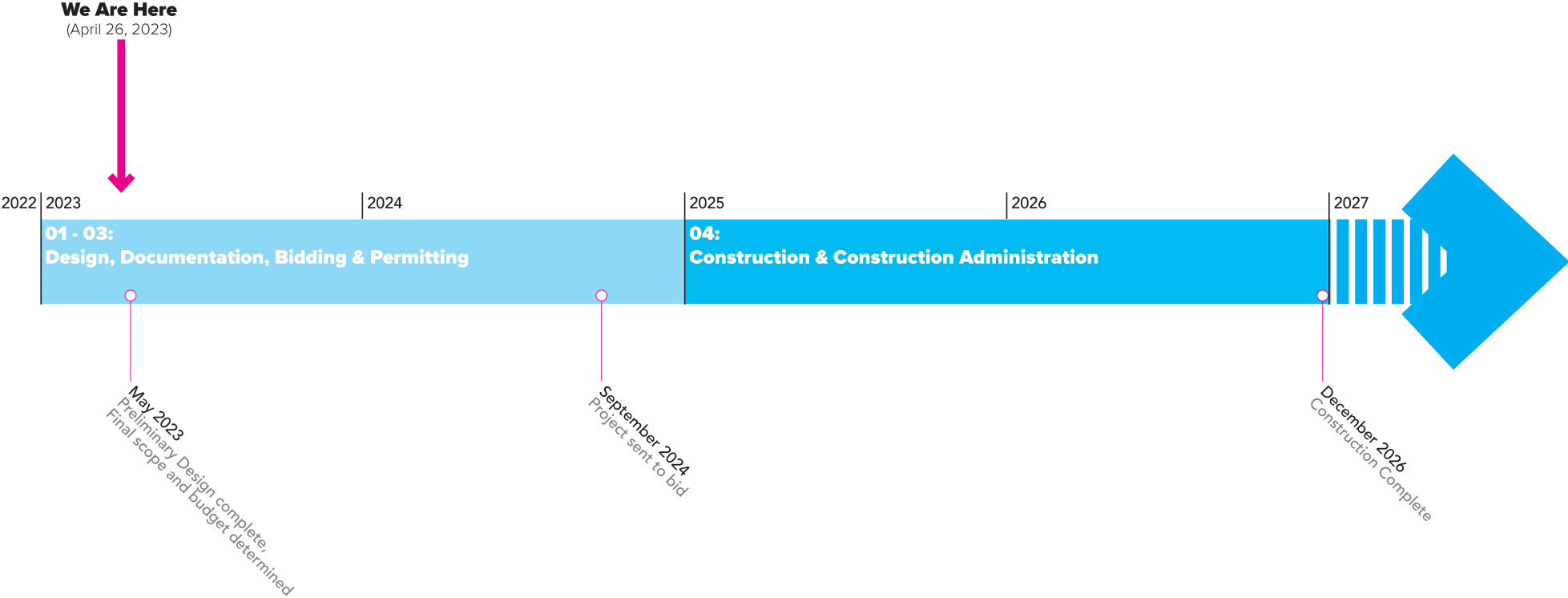


WILLOW LANE PARK & ATHLETIC COMPLEX

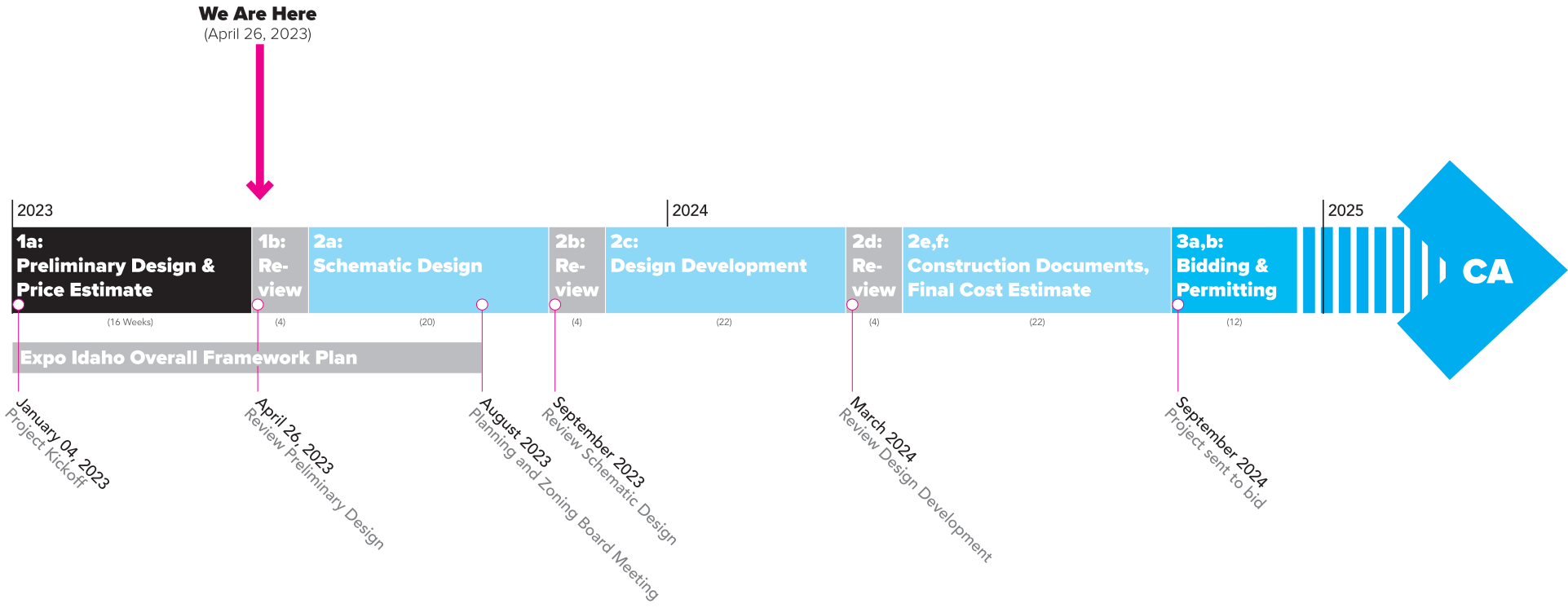
The Park at Expo Idaho—A SITE/OPPORTUNITY LIKE NO OTHER



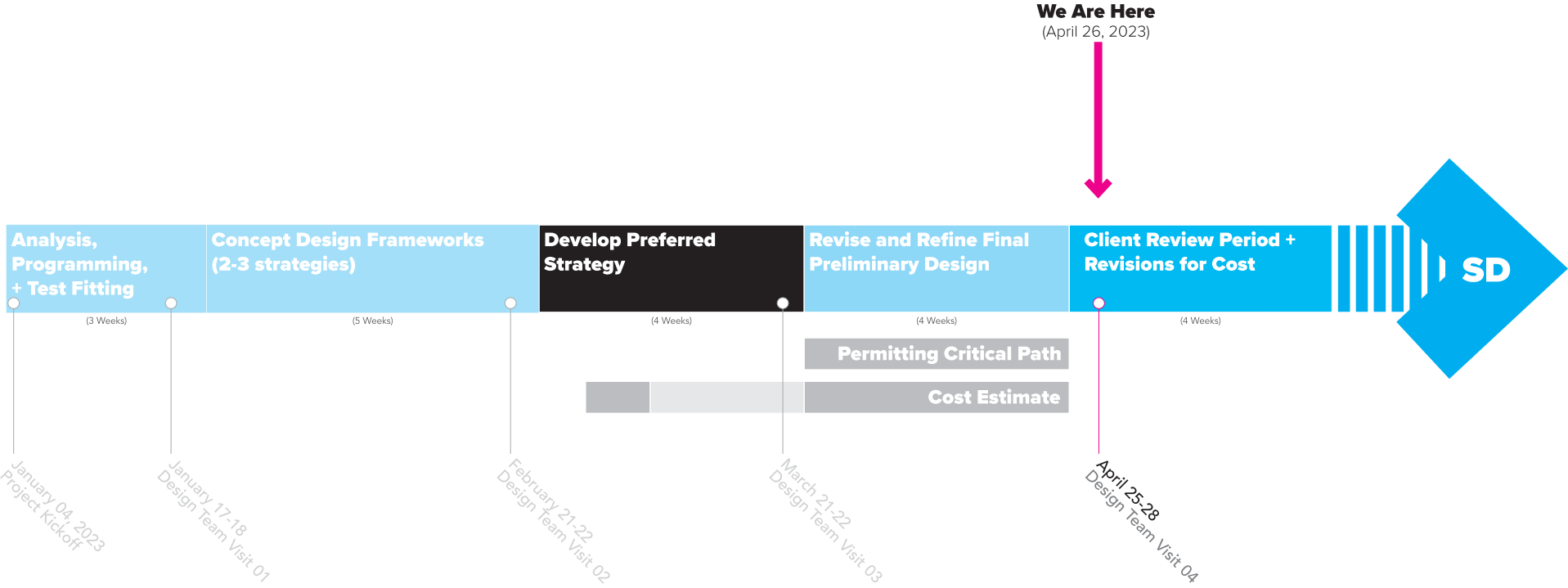
Project Schedule—OVERALL



Project Schedule—DESIGN, DOCUMENTATION, BIDDING & PERMITTING



Project Schedule—PRELIMINARY DESIGN



The Park at Expo Idaho—HOW TO BEGIN?



THE PARK at EXPO IDAHO WILL

- Correct open space inequity within Garden City through the creation of an accessible and inclusive new Public Park Facility.
- Create a new civic and community center for Garden City characterized by direct access to nature-based experiences.
- Contribute to the well-loved network of urban parks along the Boise River and Greenbelt.
- Offer unique, high-quality urban outdoor recreation amenities for Garden City.
- Enhance potential experiences and activities afforded by Expo Idaho.
- Expand opportunities for urban biodiversity through the provision of extensive habitat creation and native planting.
- Create soft infrastructures within the park with the capacity to accommodate water-related events.
- Generate positive economic impact through the provision of nature-based recreation programs and activities that attract park visitors from Garden City and beyond.

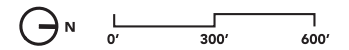
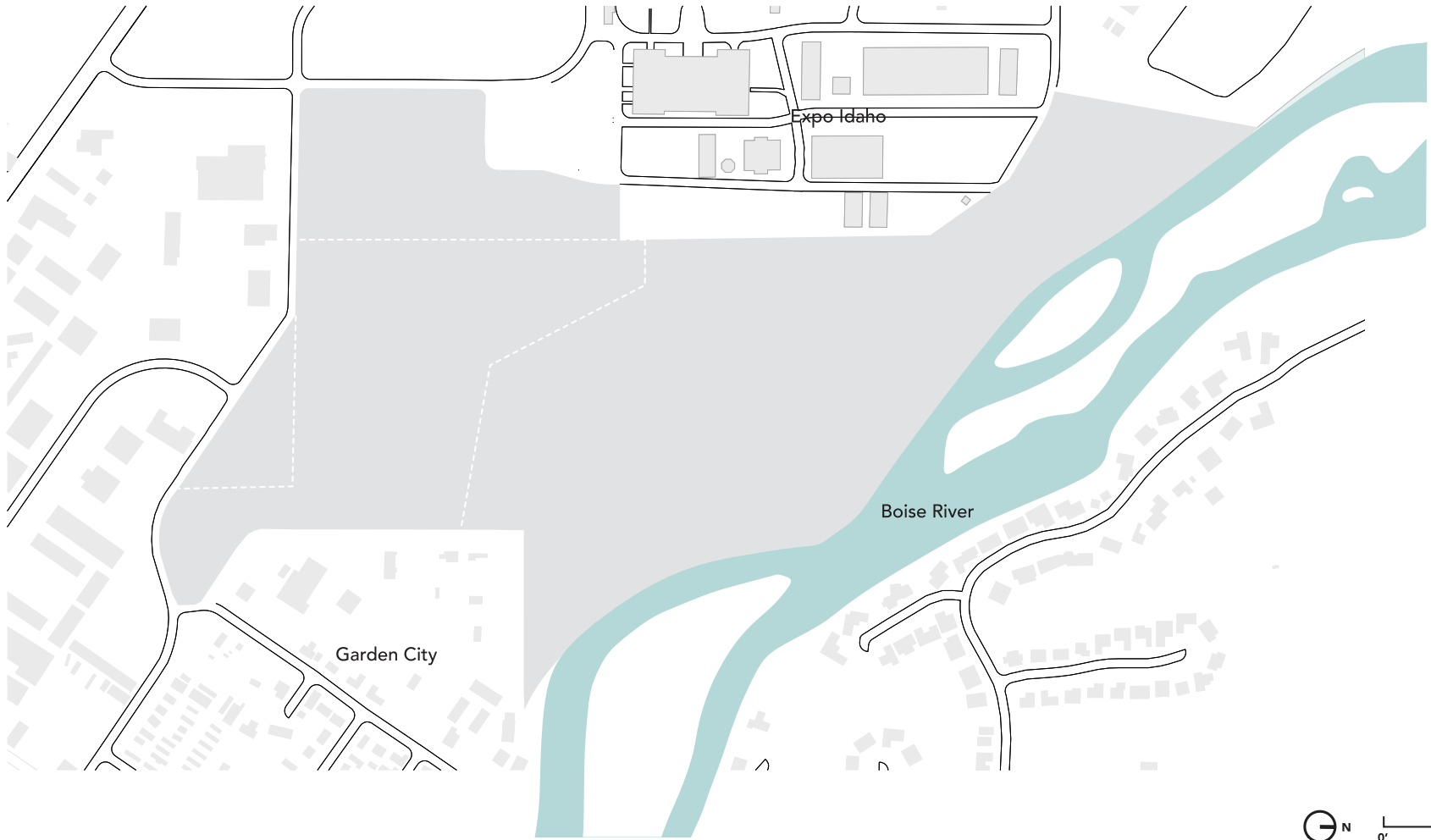
The Park at Expo Idaho—EXISTING SITE EXTENTS



The Park at Expo Idaho—EXISTING SITE EXTENTS



The Park at Expo Idaho—EXISTING SITE EXTENTS



The Park at Expo Idaho—EXISTING SITE CONSIDERATIONS



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The Park at Expo Idaho—EXISTING SITE CONSIDERATIONS



Art + Ag
River + Range
City + Nature
Hot + Cold
Wet + Dry

The Park at Expo Idaho—EXISTING SITE (OCTOBER 2022)



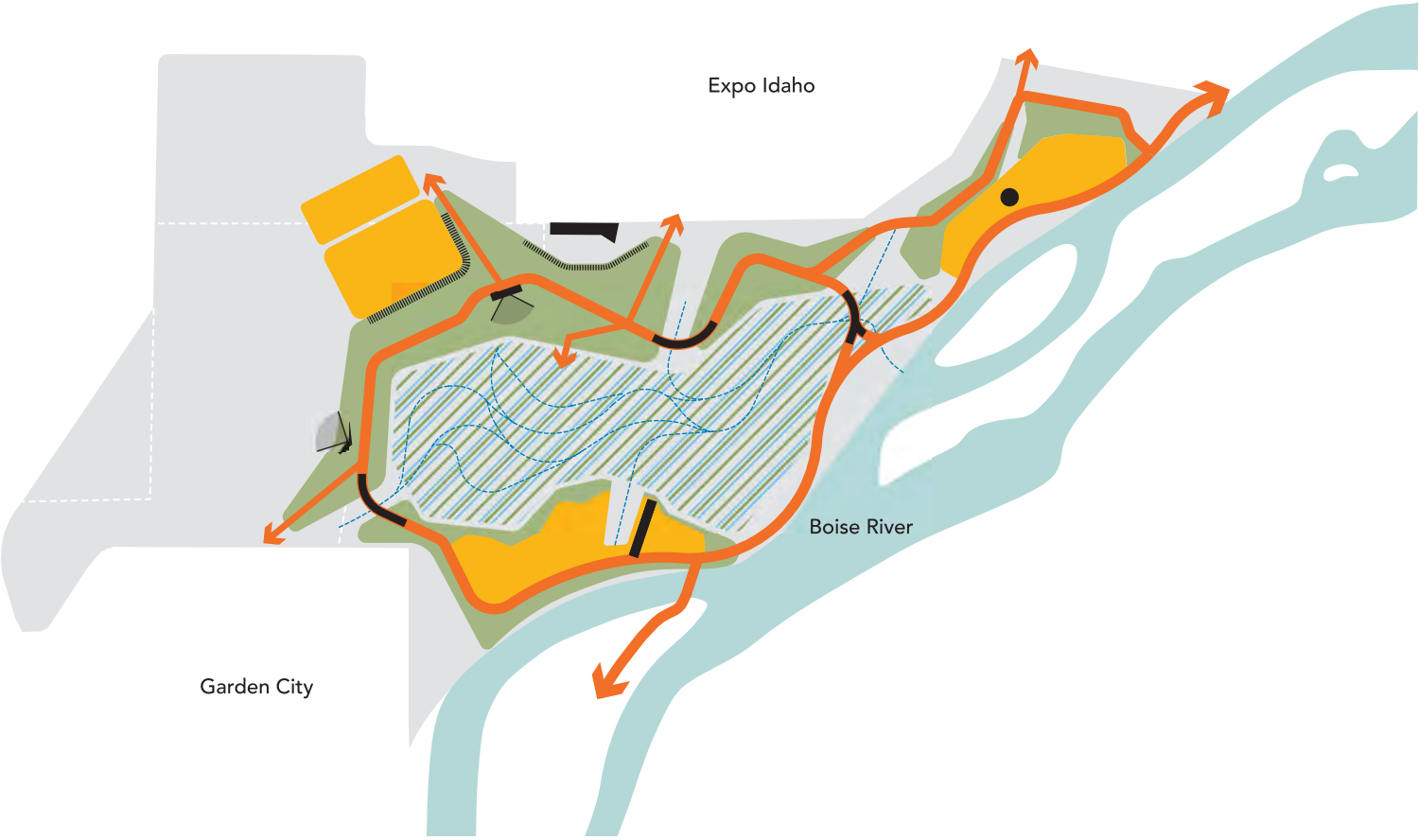
The Park at Expo Idaho—PROPOSED SITE TRANSFORMATION (BASELINE)



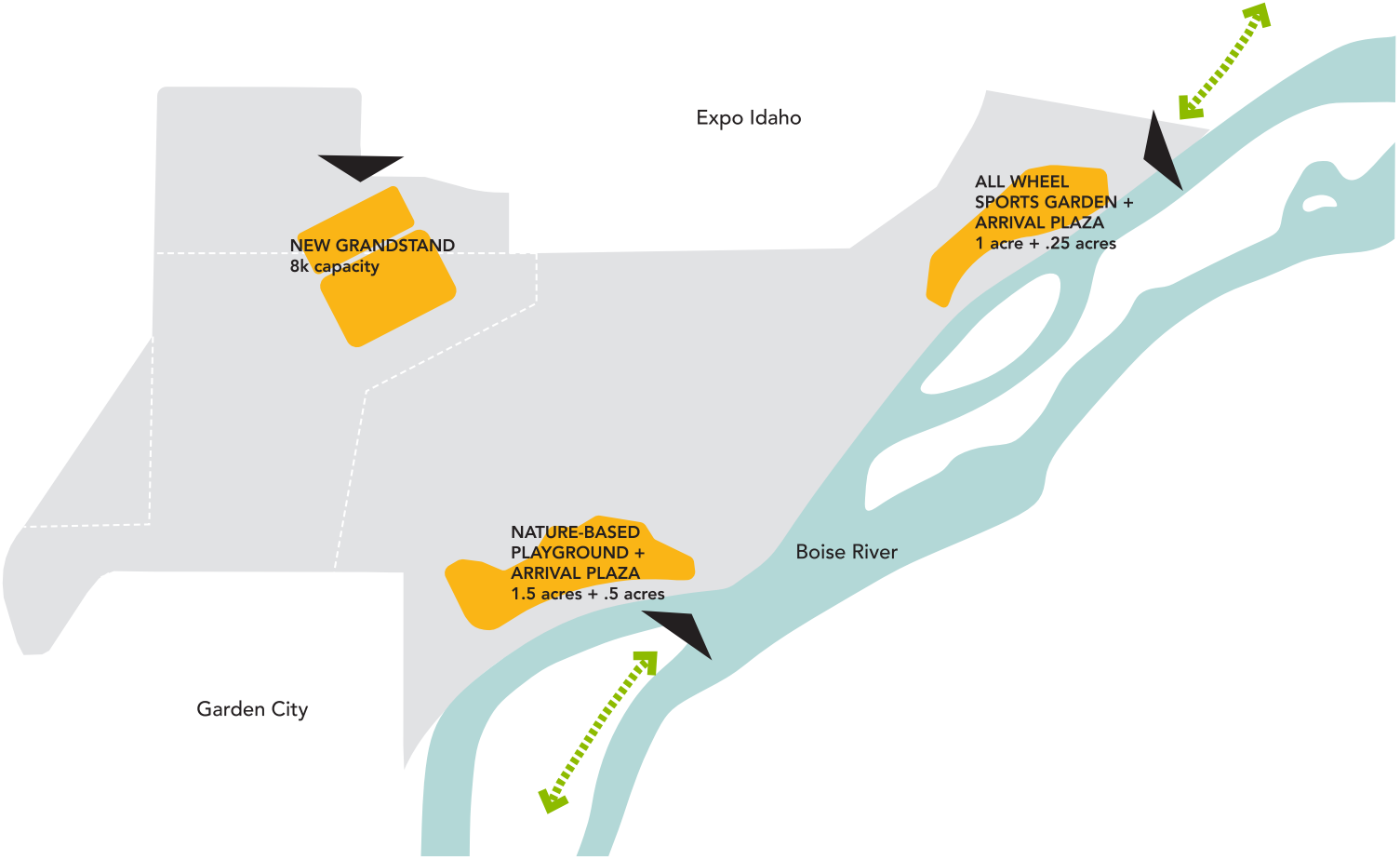
The Park at Expo Idaho—BASELINE PARK INVESTMENT



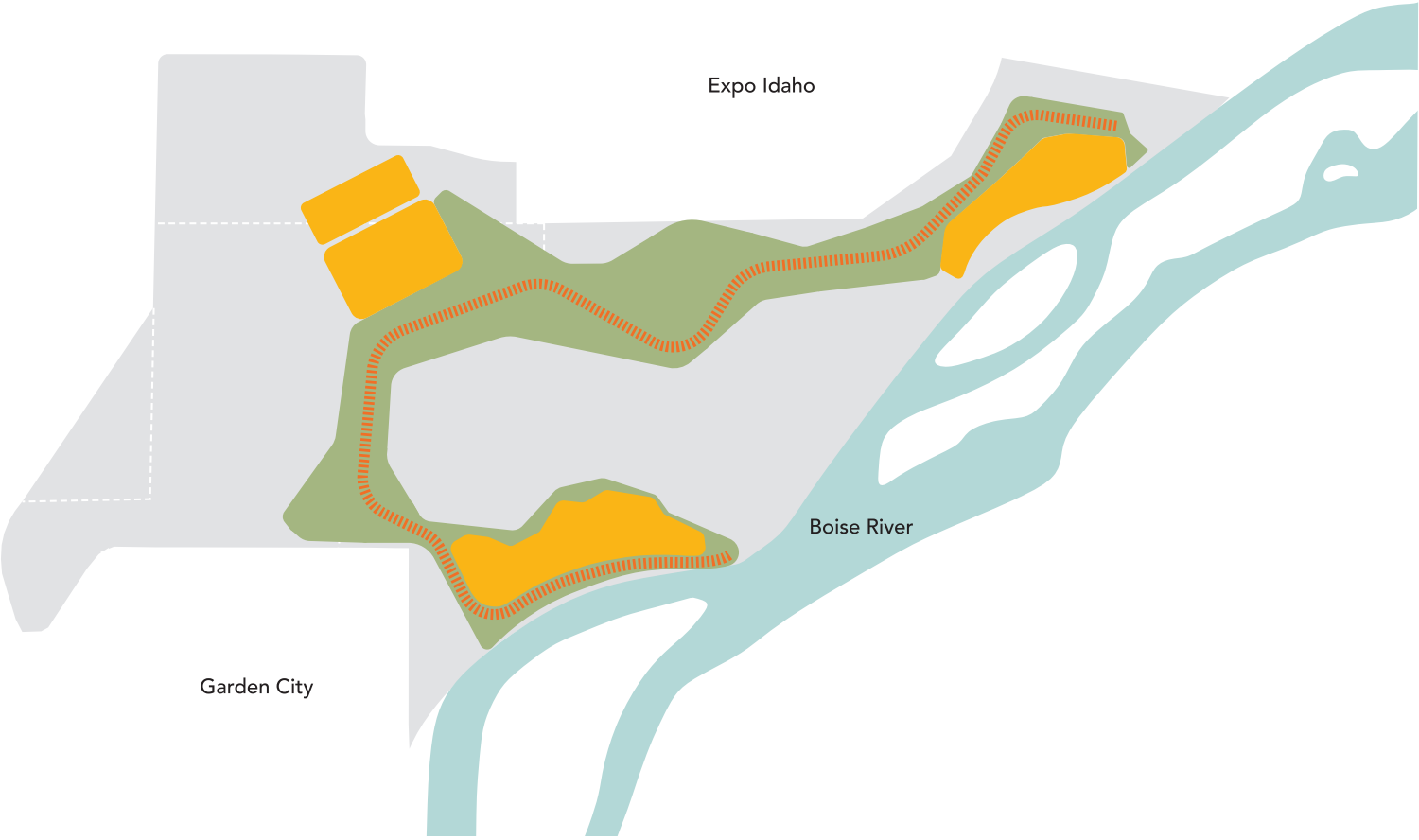
Framework Plan—OVERALL PROJECT LOGIC + ORGANIZATION



Framework Plan—ANCHOR PARK AT ENTRIES



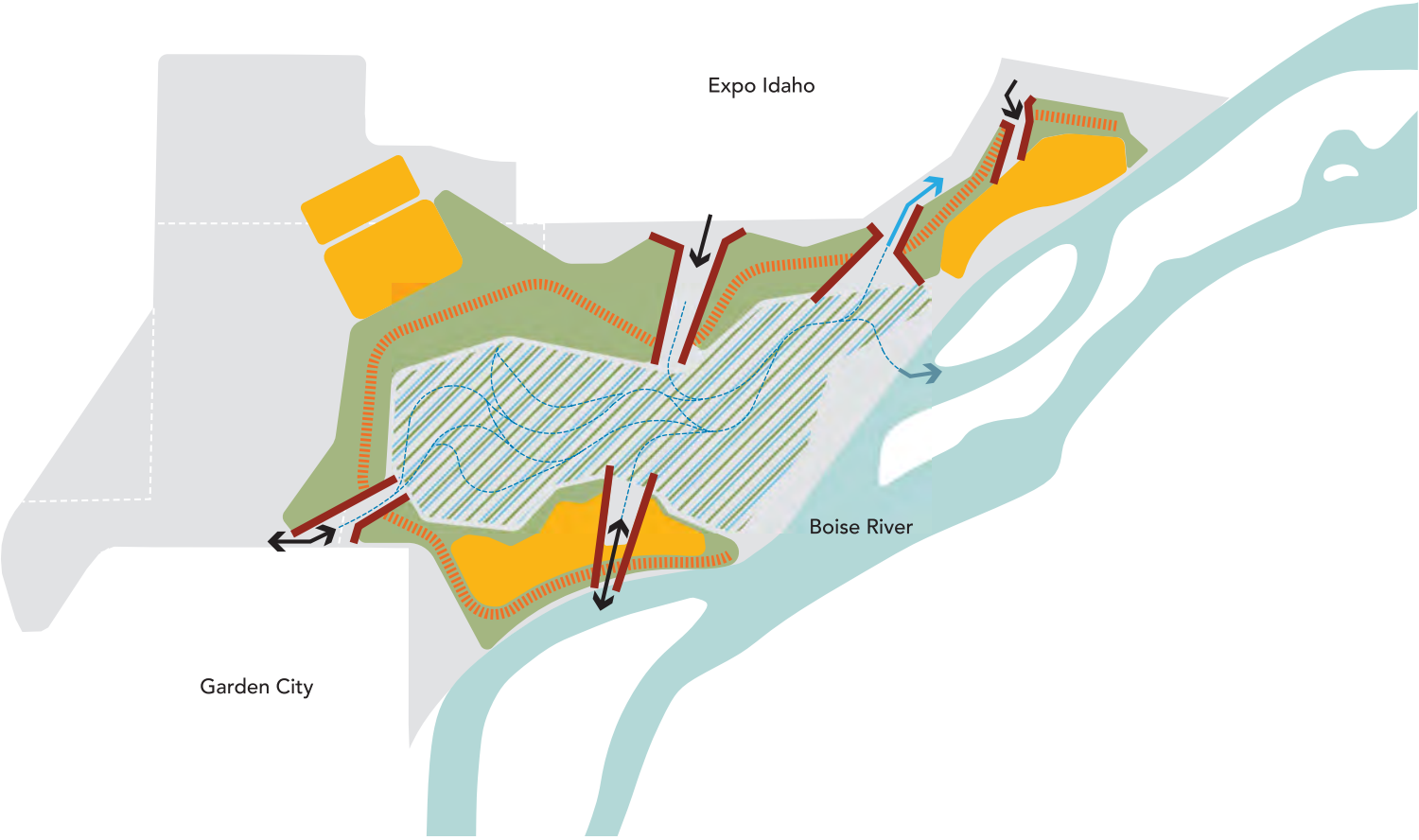
Framework Plan—CONNECT ANCHORS + ENTRIES



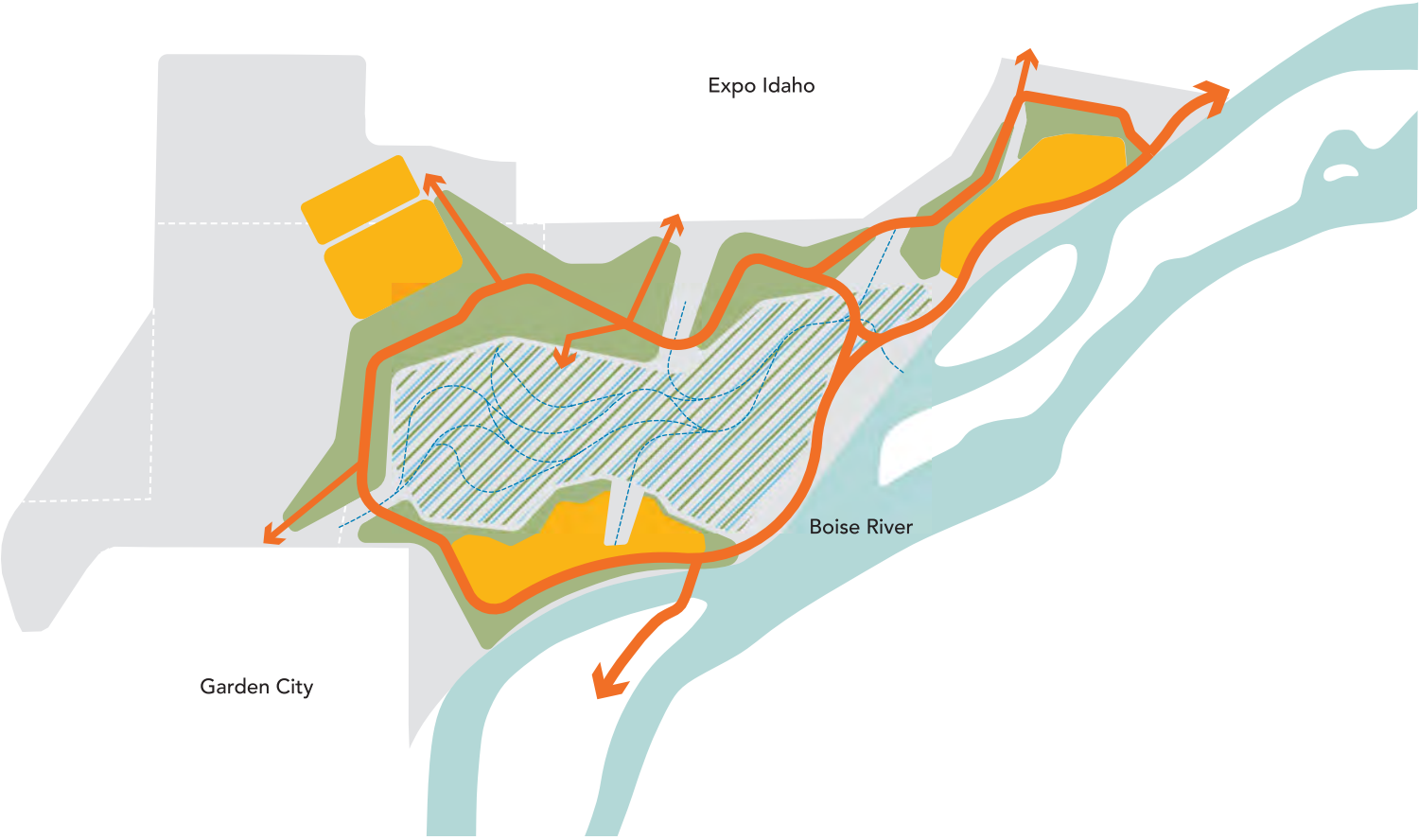
Framework Plan—ESTABLISH BIG ECOLOGICAL CENTER



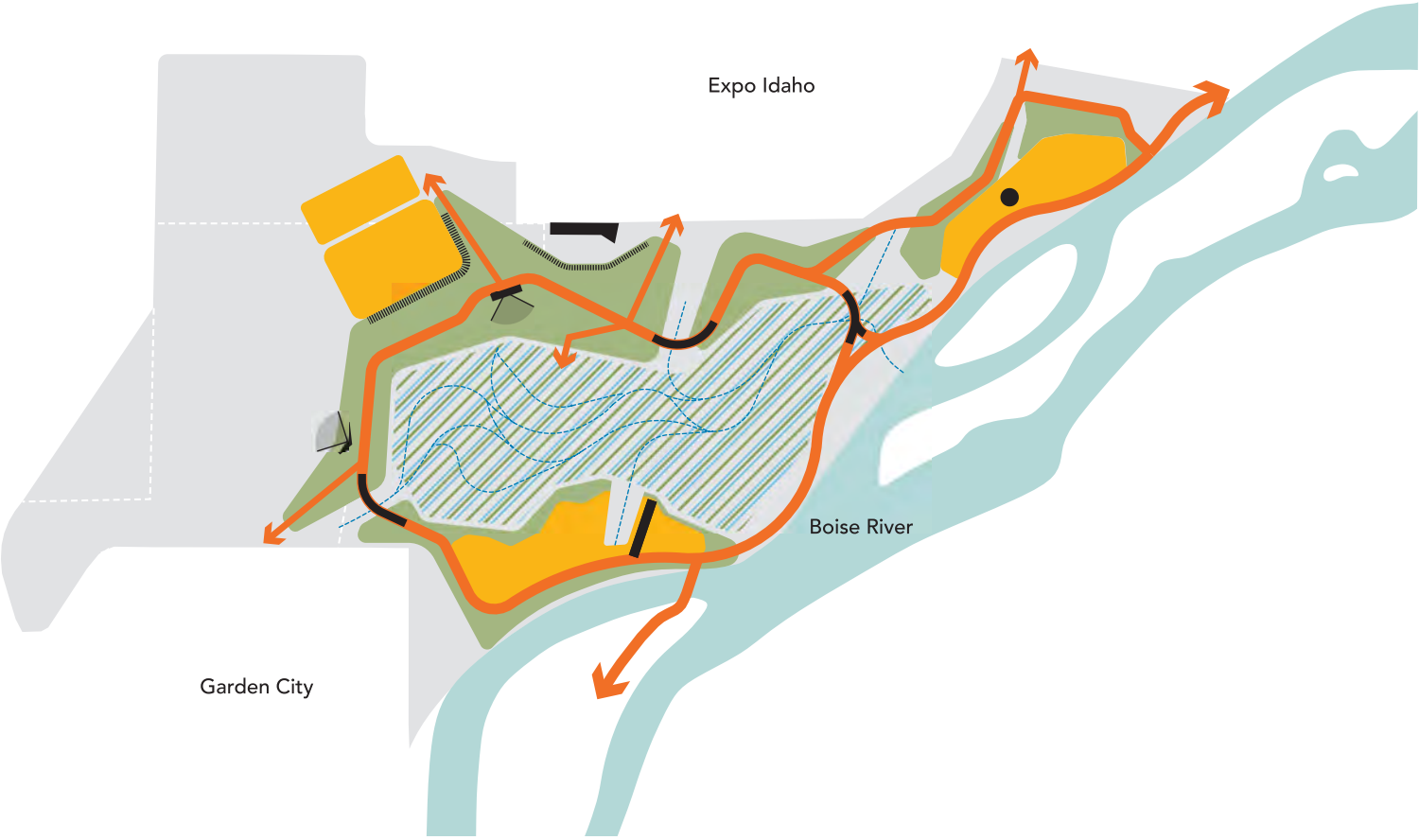
Framework Plan—SHAPE CUTS FOR ACCESS + WATER



Framework Plan—CIRCULATION STRUCTURE



Framework Plan—SITE FEATURES



The Park at Expo Idaho—FIVE PROJECT SUB-AREAS (À La Carte Possibilities)



The Park at Expo Idaho—BASELINE PARK INVESTMENT



- ① Adventure Playground
- ② Riverside Plaza
- ③ Realigned Greenbelt
- ④ All-Wheel Skate Garden
- ⑤ The Lowlands
- ⑥ The Ridges
- ⑦ Native Nursery
- ⑧ Lowlands to Foothills Overlook
- ⑨ Expo Event Amphitheater
- ⑩ Fields, Courts + Fitness
- ⑪ New Multi-function Grandstand



The Park at Expo Idaho—ADD-ALT INVESTMENT OPTIONS



Baseline Park Investment

- **Primarily passive park experience**
- **Essential recreational opportunities**
Green space, tree cover, gathering spaces, safe pathways for walking and non-motorized cycling, year round features and activities that are functionally free and accessible to the public.
- **Familiar landscapes**
- **Limited interface with Expo site**
- **4 miles of trails**
- **Significant habitat creation**

ADD-ALT Investment Options

- **Wider, more accessible range of available park experiences—both active + passive**
- **Broader range of recreational opportunities—more accessible to a larger population**
- **More dramatic/varied landscape types—one of a kind spaces**
- **Unique amenities invite broadened economic impact**
- **10+ miles of trails**
- **Expansive habitat creation and measurable ecosystem services**

QUANTITY + QUALITY

THE PARK at EXPO IDAHO WILL

- Enhance and Increase Access to Public Recreation;
- Measurably Improve Public Health (Physical + Mental);
- Expand Ecosystem Services;
- Intensify Urban Biodiversity;
- Expand and Conserve Natural Environments;
- Reduce Urban Heat Island;
- Mitigate Impact of Urban Storm Events;
- Improve Quality of Life For Current + Future Residents

>1M Visitors / Year

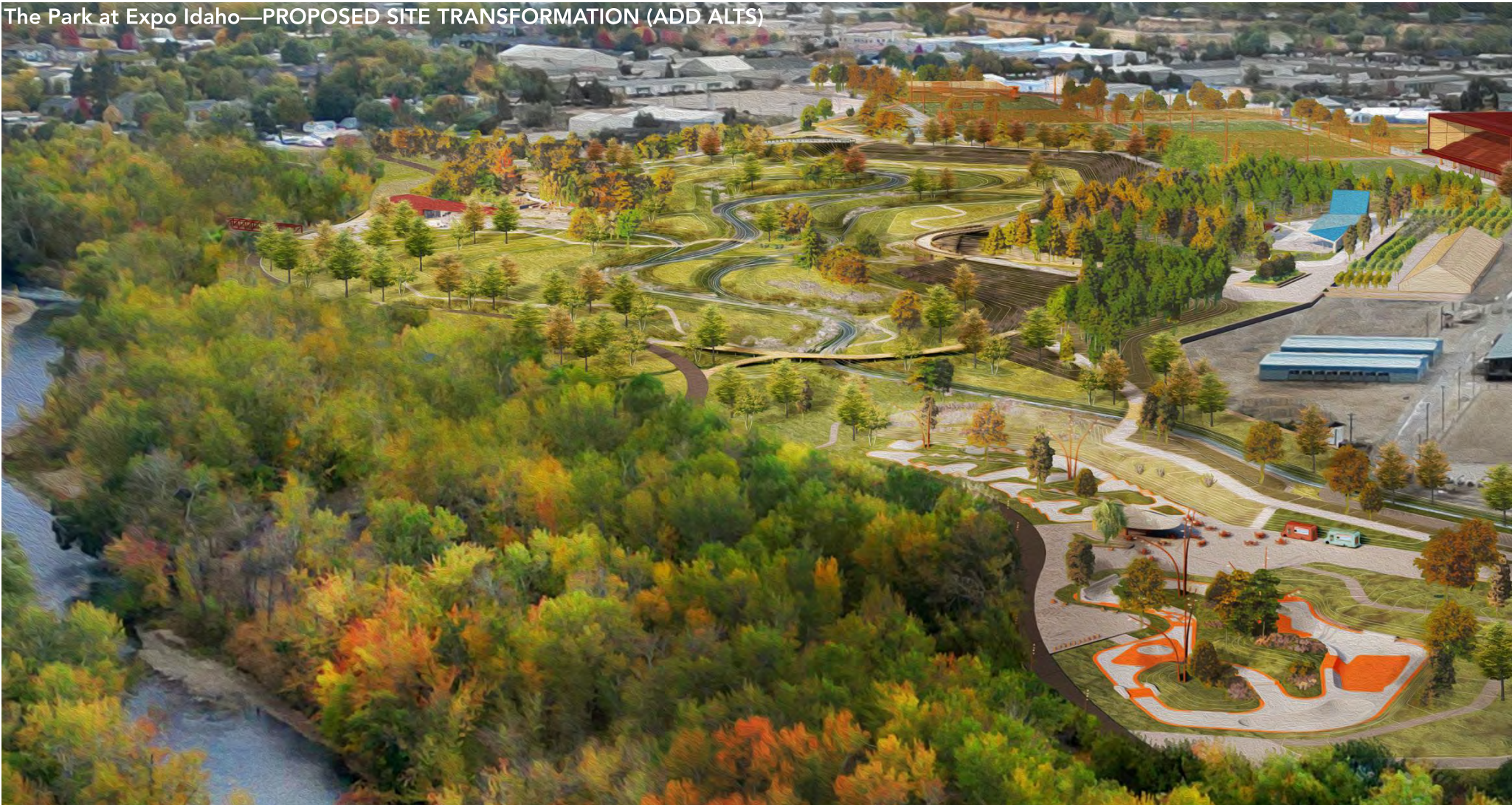
The Park at Expo Idaho—EXISTING SITE EXTENTS



The Park at Expo Idaho—PROPOSED SITE TRANSFORMATION (BASELINE)



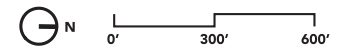
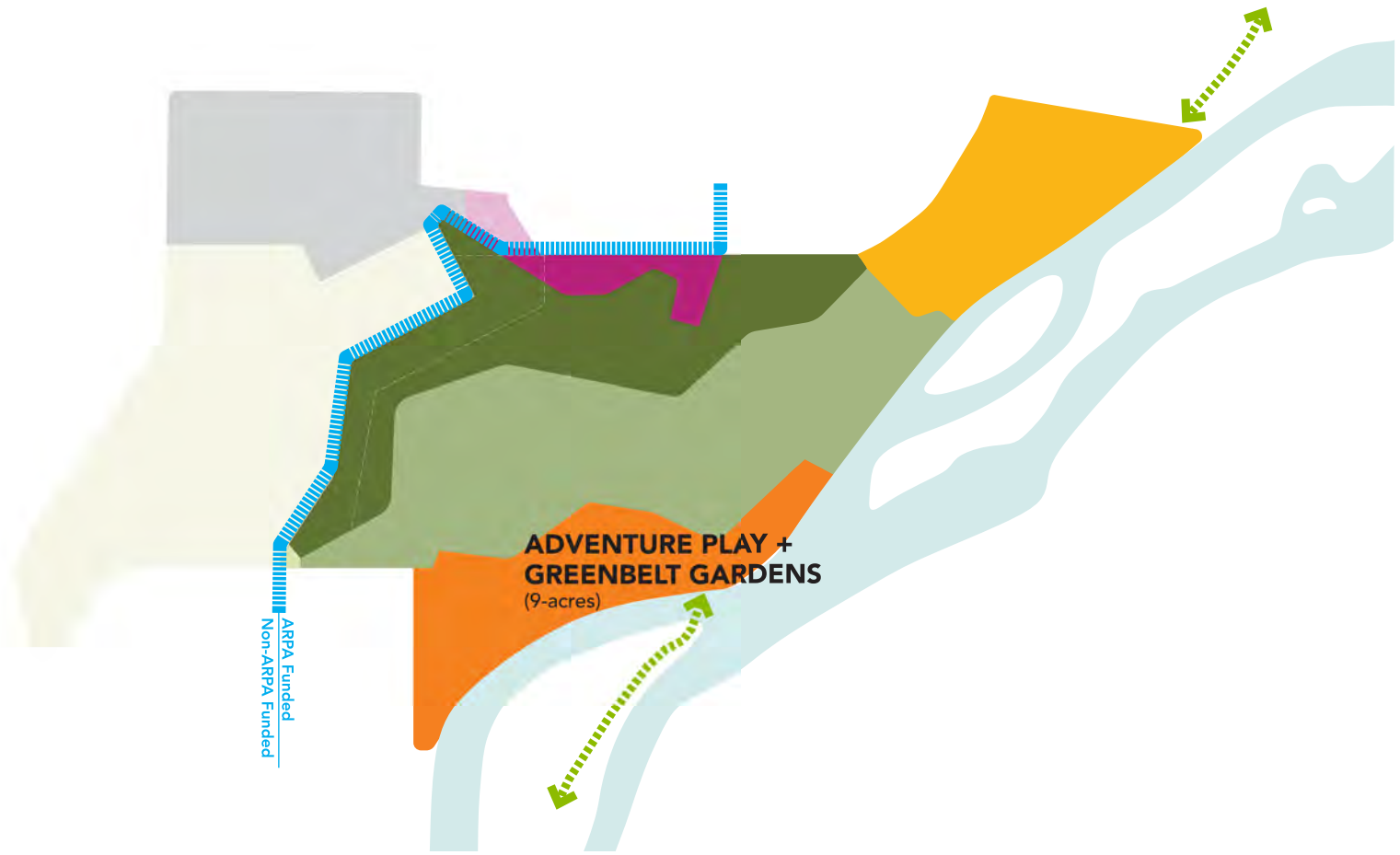
The Park at Expo Idaho—PROPOSED SITE TRANSFORMATION (ADD ALTS)



The Park at Expo Idaho—FIVE PROJECT SUB-AREAS (À La Carte Possibilities)



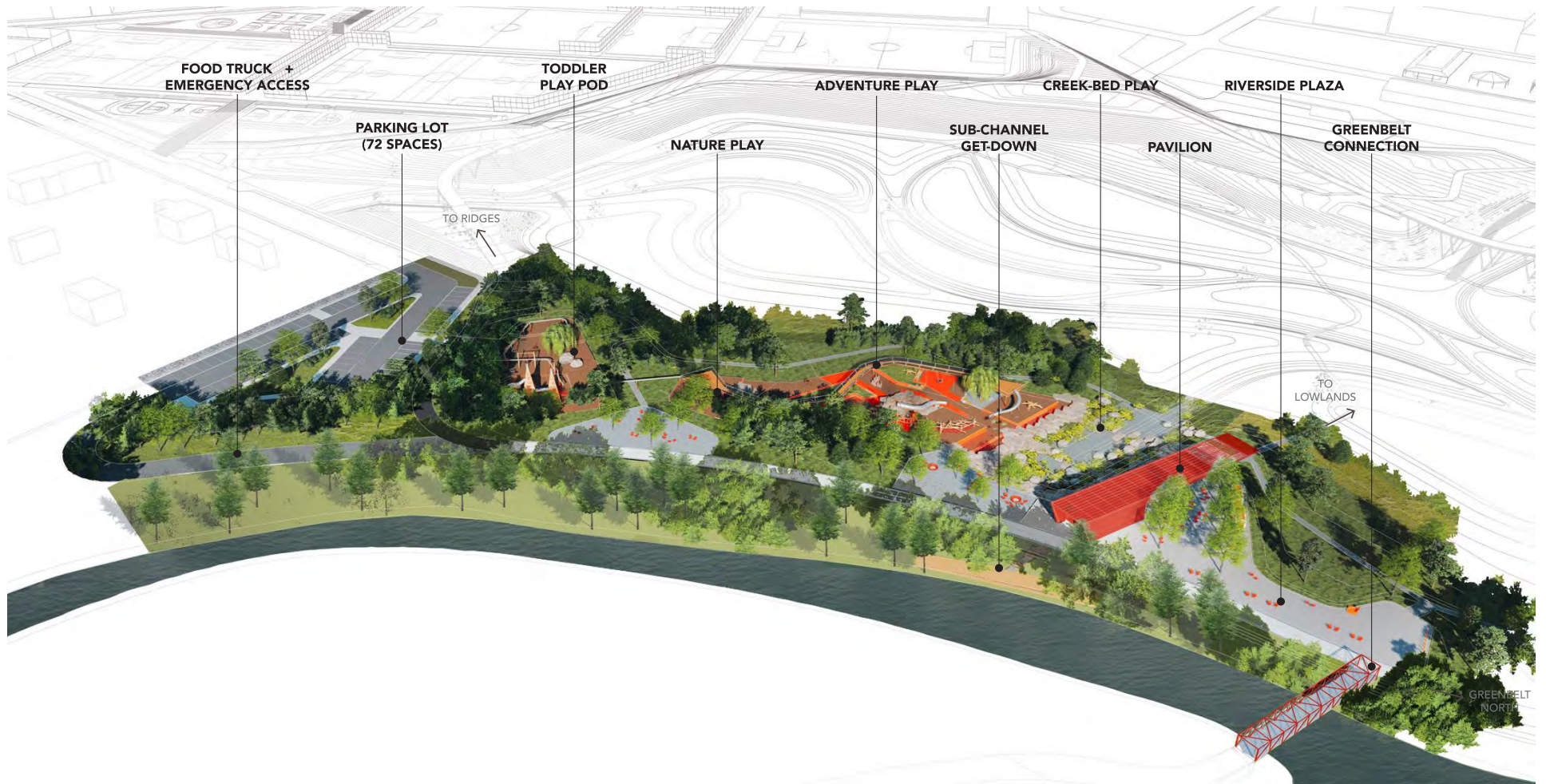
The Park at Expo Idaho—PROJECT SUB AREA 01



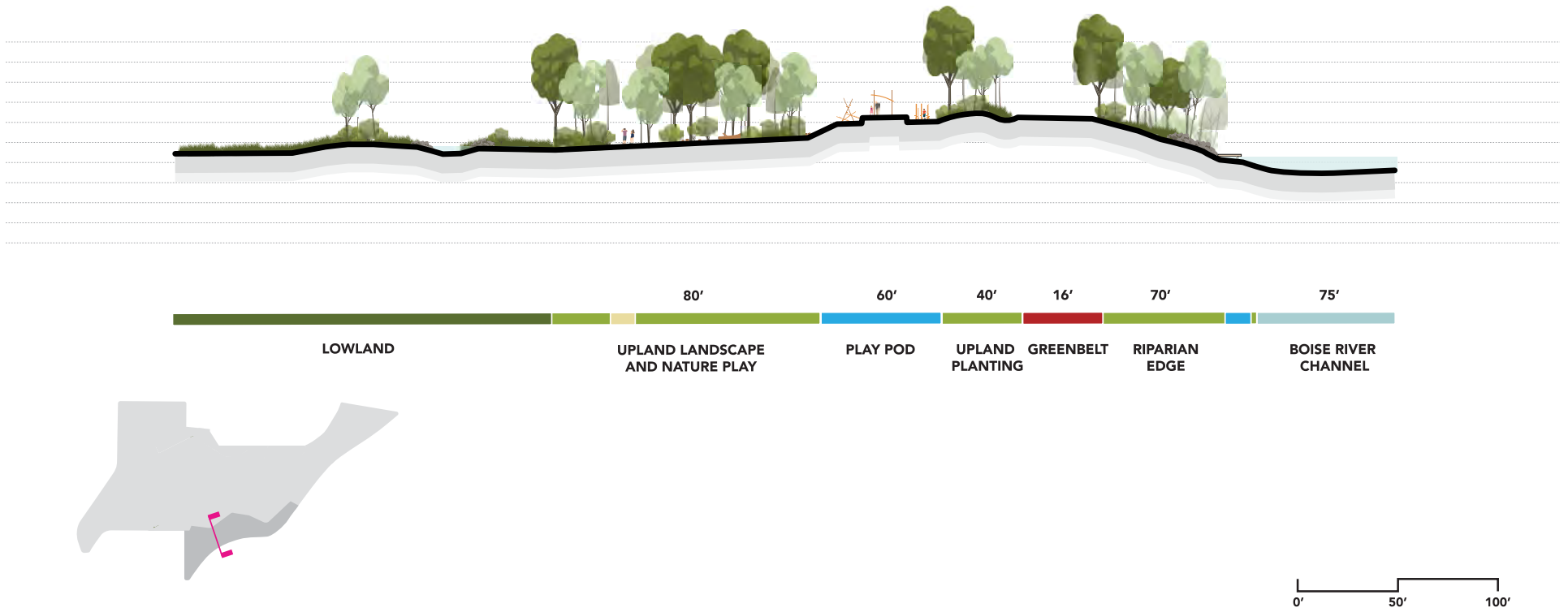
Project Sub Area 01—NATURE-BASED ADVENTURE PLAYGROUND



Project Sub Area 01—NATURE-BASED ADVENTURE PLAYGROUND



Nature-Based Adventure Playground—CONCEPTUAL SECTION



Nature-Based Adventure Playground—MATERIAL INSPIRATION



Nature-Based Adventure Playground—ADD ALT INVESTMENT SCENARIO



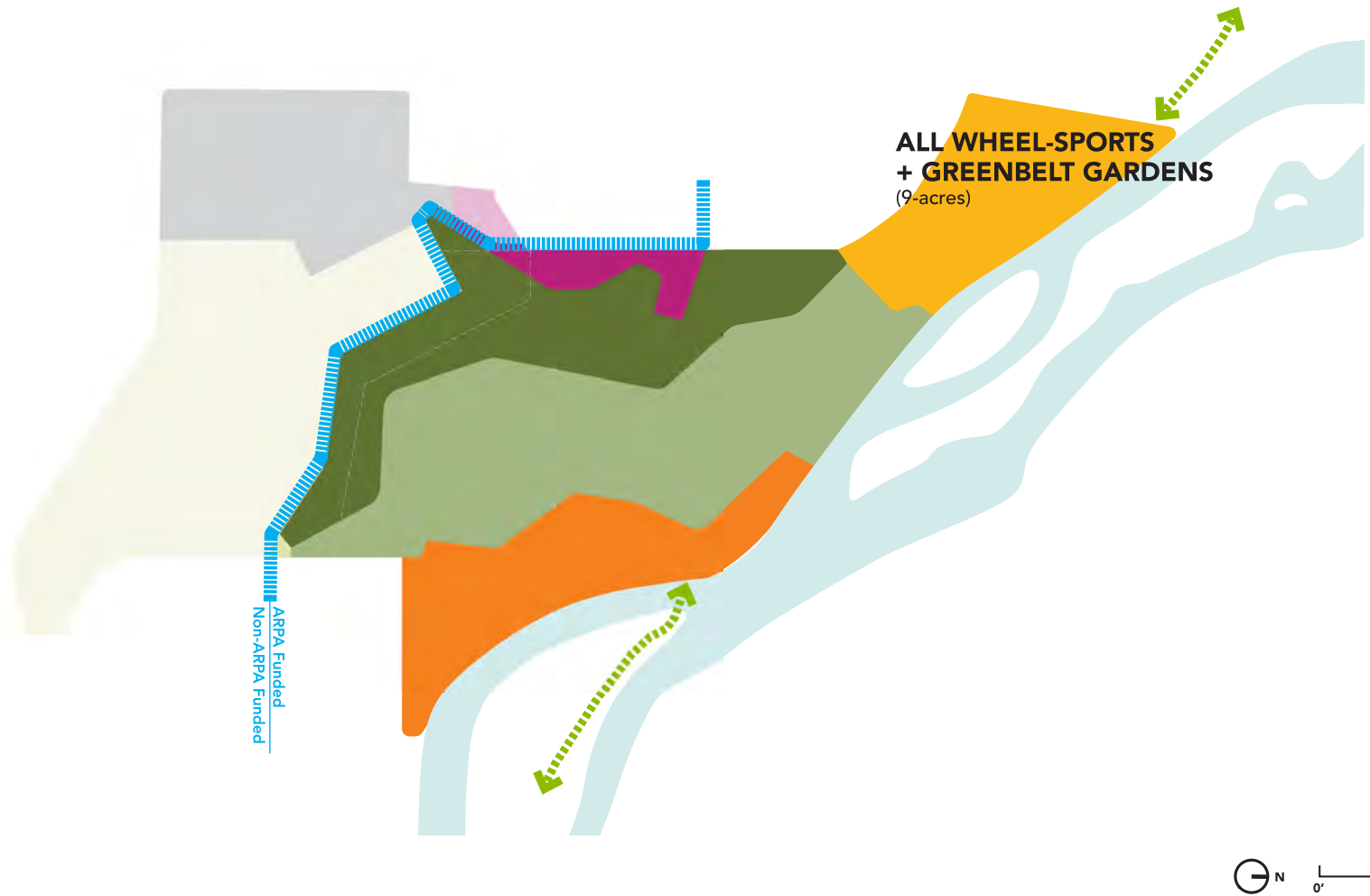
Nature-Based Adventure Playground—BASELINE INVESTMENT SCENARIO



Project Sub Area 01—GREENBELT GARDENS + RIVERSIDE PLAZA



The Park at Expo Idaho—PROJECT SUB AREA 02



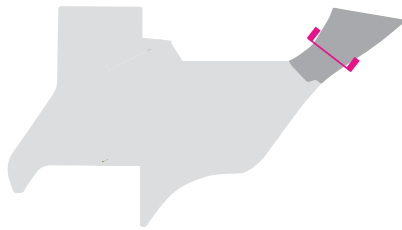
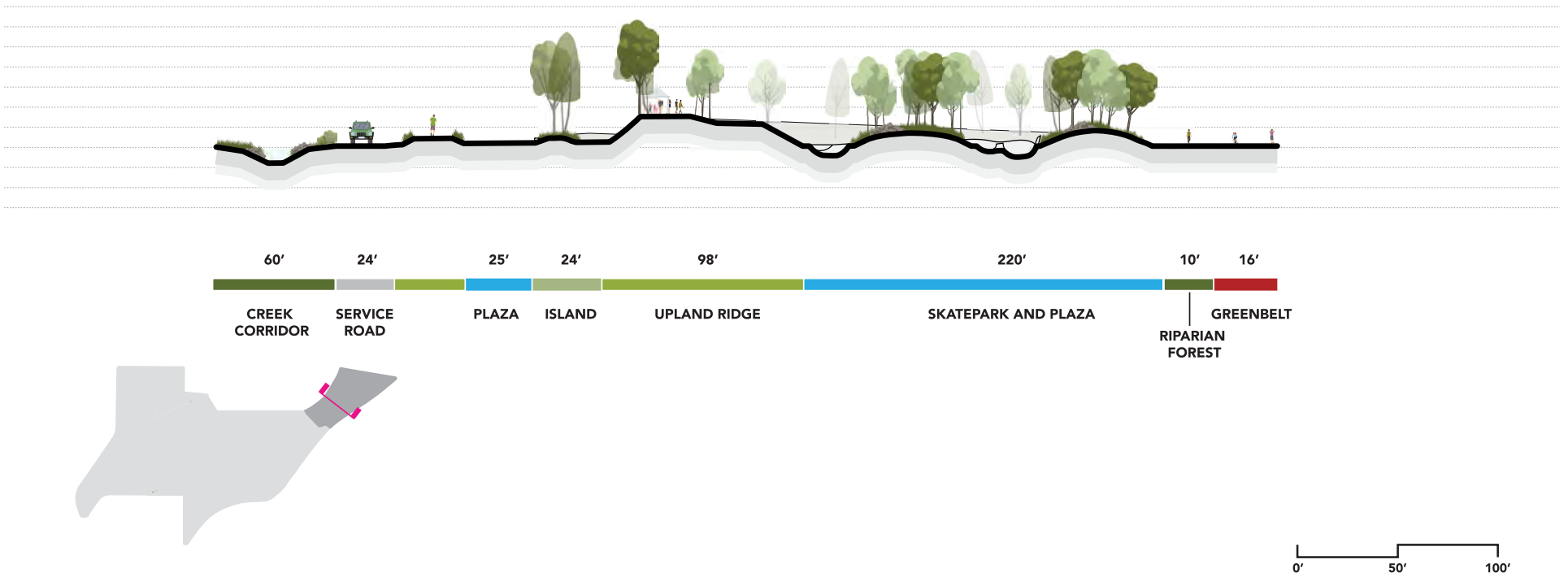
Project Sub Area 02—ALL WHEELSPORTS GARDEN



Project Sub Area 02—ALL WHEELSPORTS GARDEN



All Wheelsports + Greenbelt Gardens—CONCEPTUAL SECTION



All Wheelsports + Greenbelt Gardens—MATERIAL INSPIRATION



All Wheelsports + Greenbelt Gardens—ADD ALT INVESTMENT SCENARIO



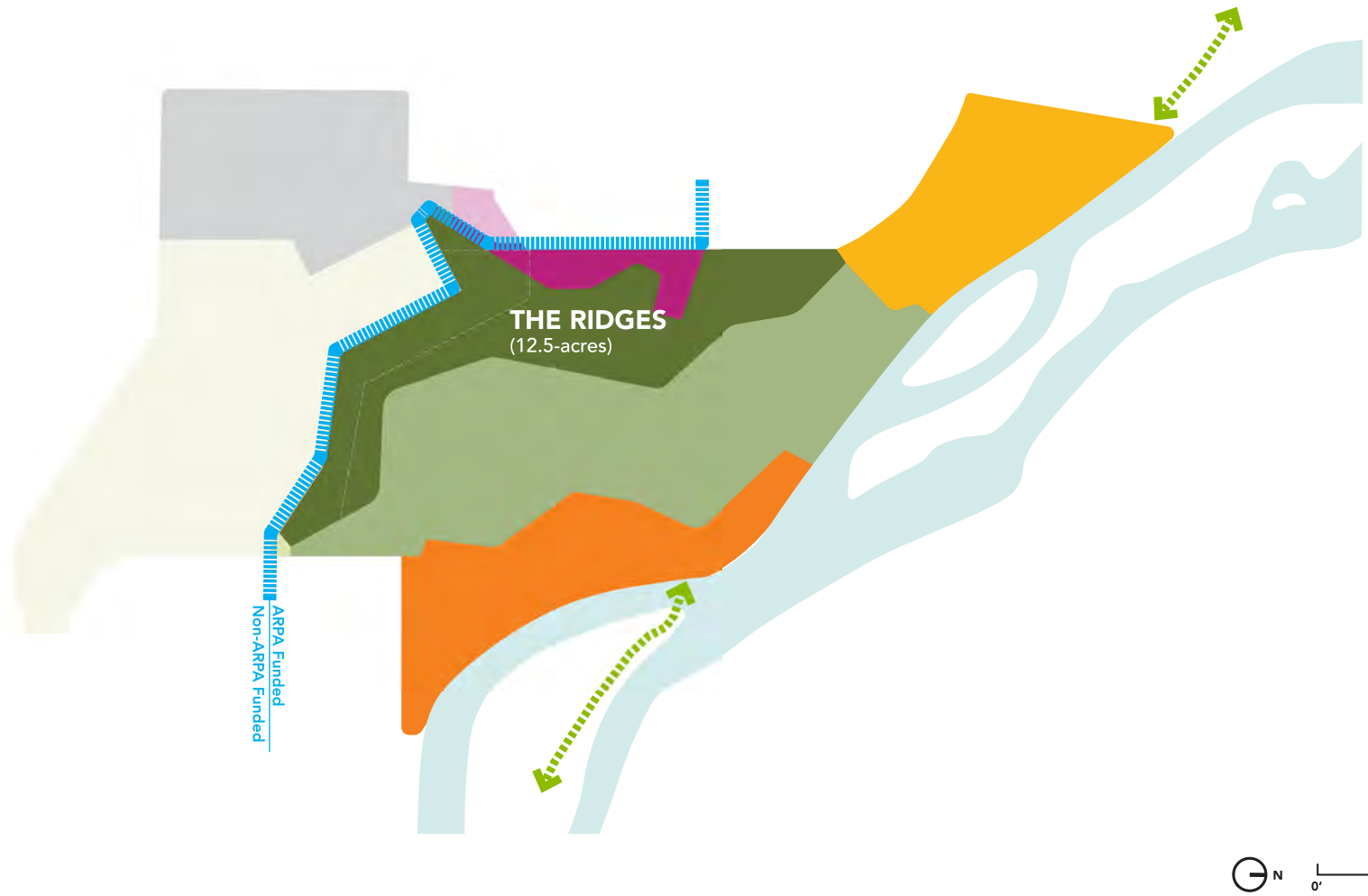
All Wheelsports + Greenbelt Gardens—BASELINE INVESTMENT SCENARIO



Project Sub Area 02—GREENBELT GARDENS + RIVERSIDE PLAZA



The Park at Expo Idaho—PROJECT SUB AREA 03



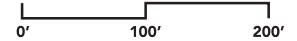
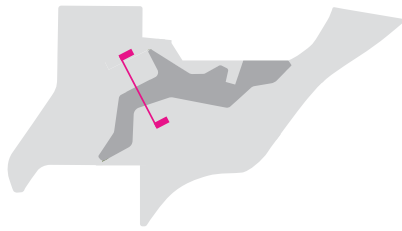
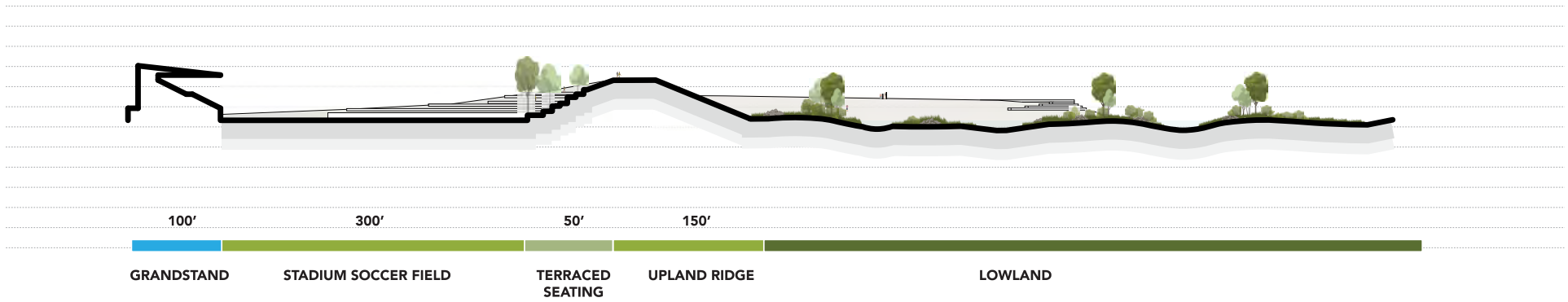
Project Sub Area 03—THE RIDGES



Project Sub Area 03—THE RIDGES



The Ridges—CONCEPTUAL SECTION



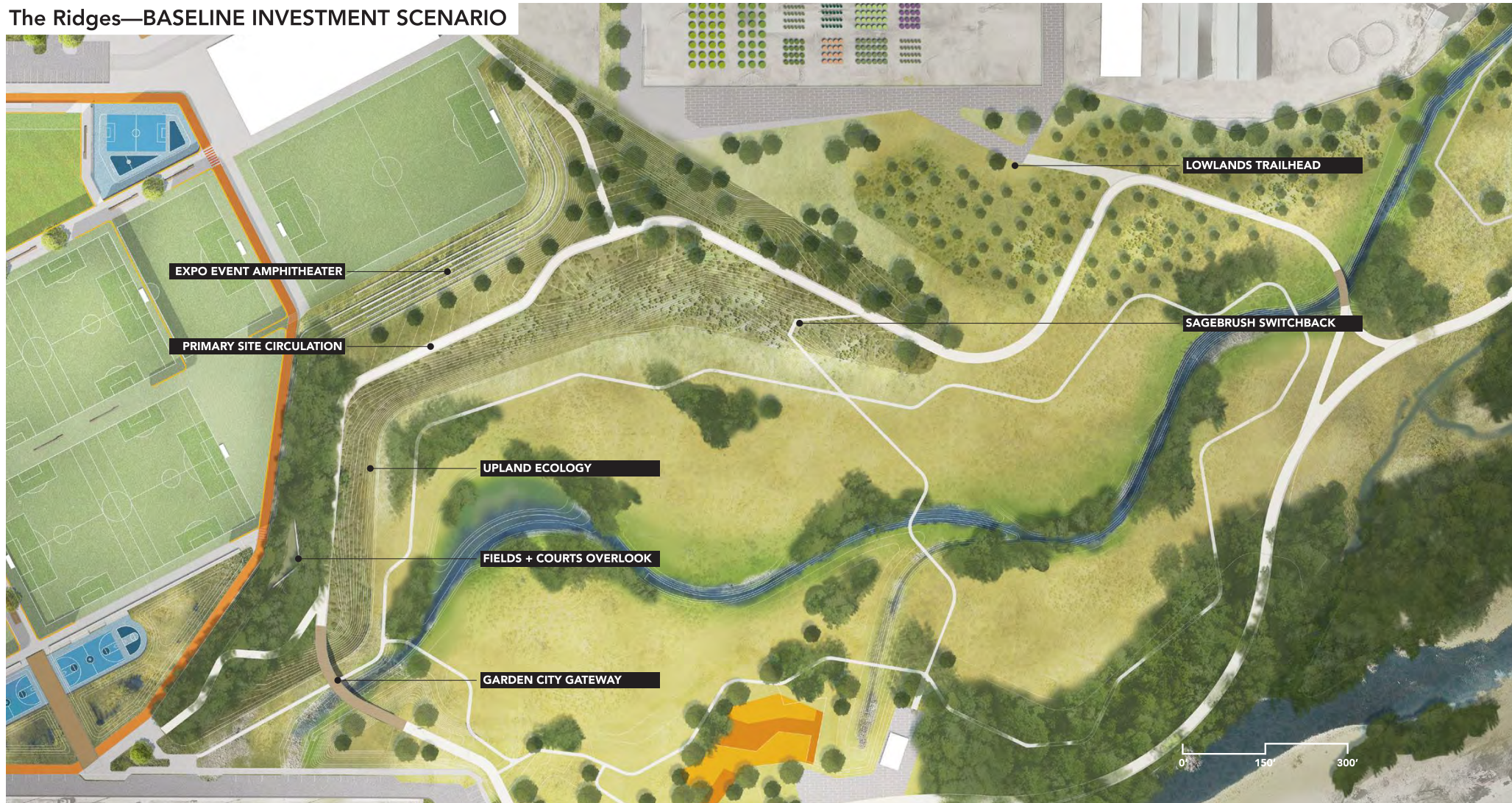
The Ridges—MATERIAL INSPIRATION



The Ridges—ADD ALT INVESTMENT SCENARIO



The Ridges—BASELINE INVESTMENT SCENARIO



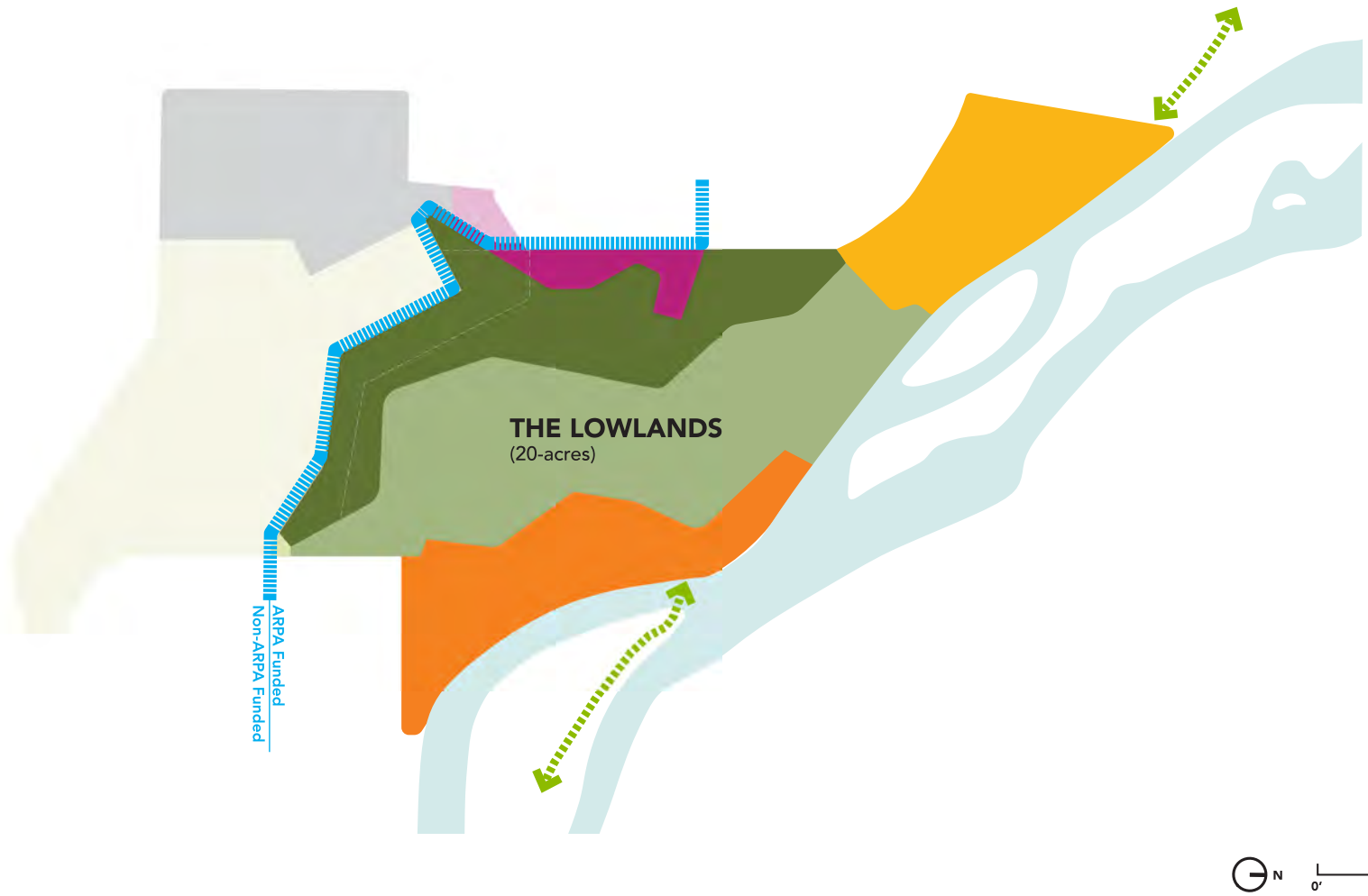
Project Sub Area 03—SECONDARY + INFORMAL CIRCULATION



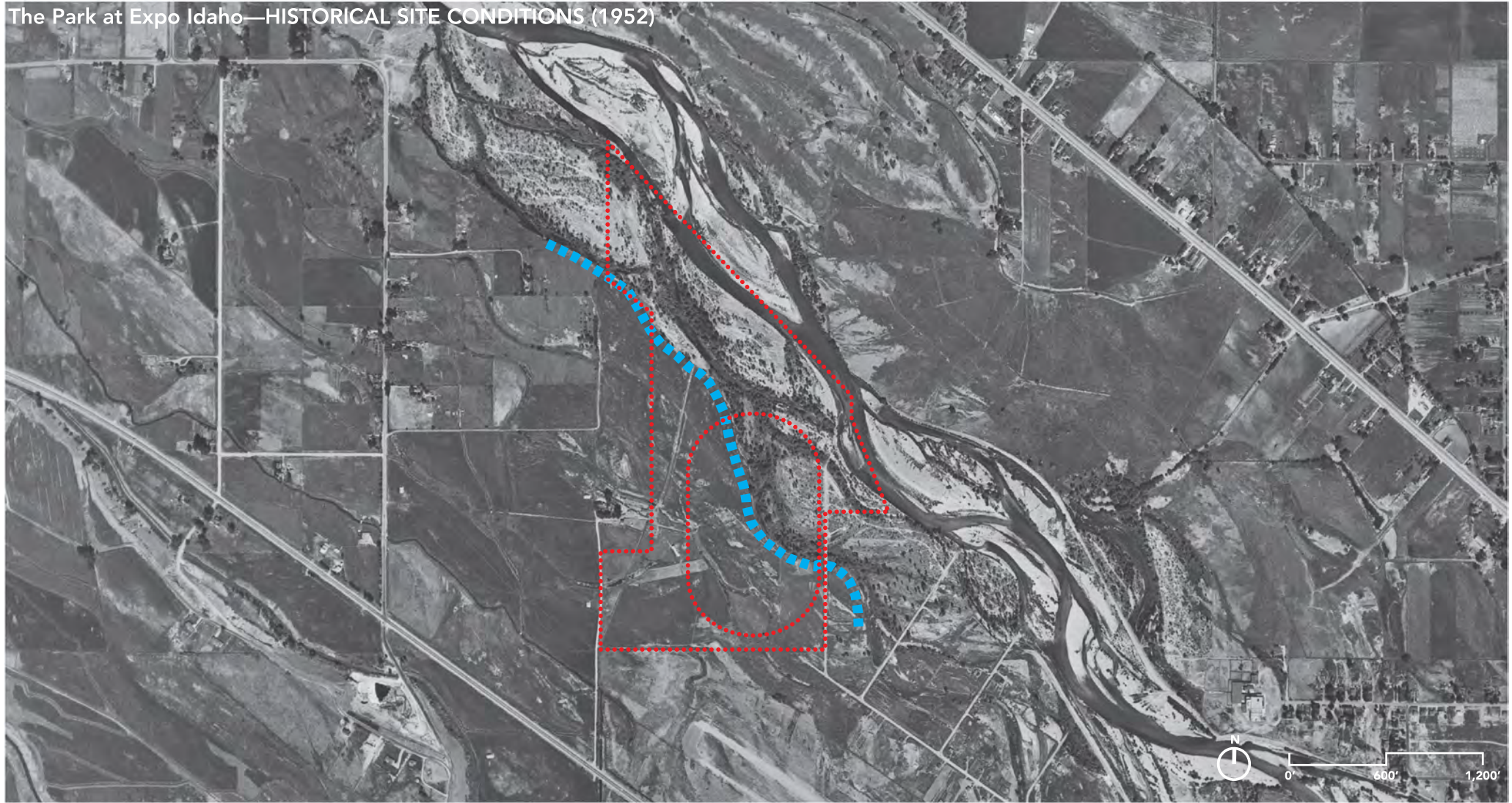
Project Sub Area 03—PRIMARY CIRCULATION + ELEVATED PERSPECTIVE



The Park at Expo Idaho—PROJECT SUB AREA 04



The Park at Expo Idaho—HISTORICAL SITE CONDITIONS (1952)



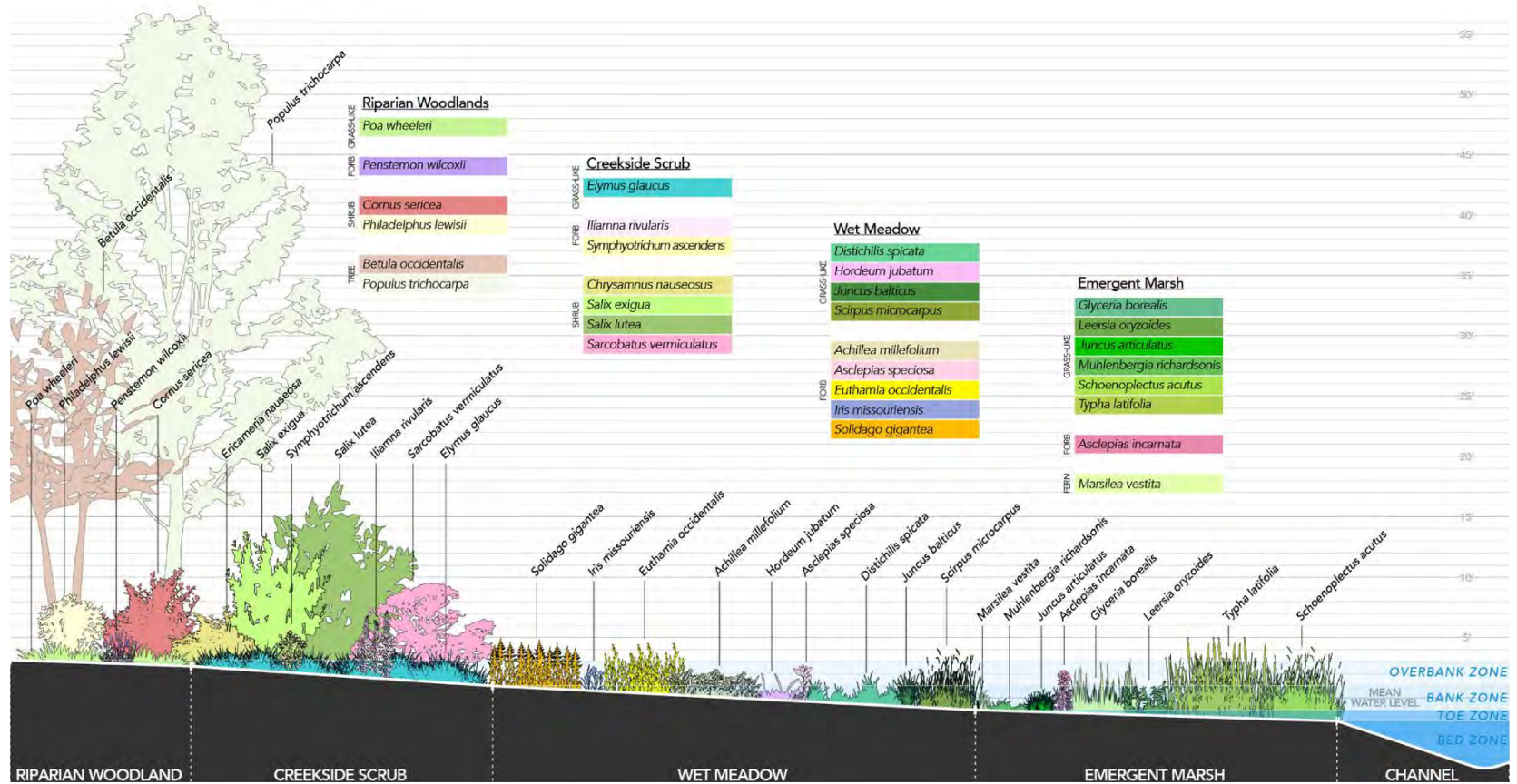
Project Sub Area 04—THE LOWLANDS



Project Sub Area 04—THE LOWLANDS



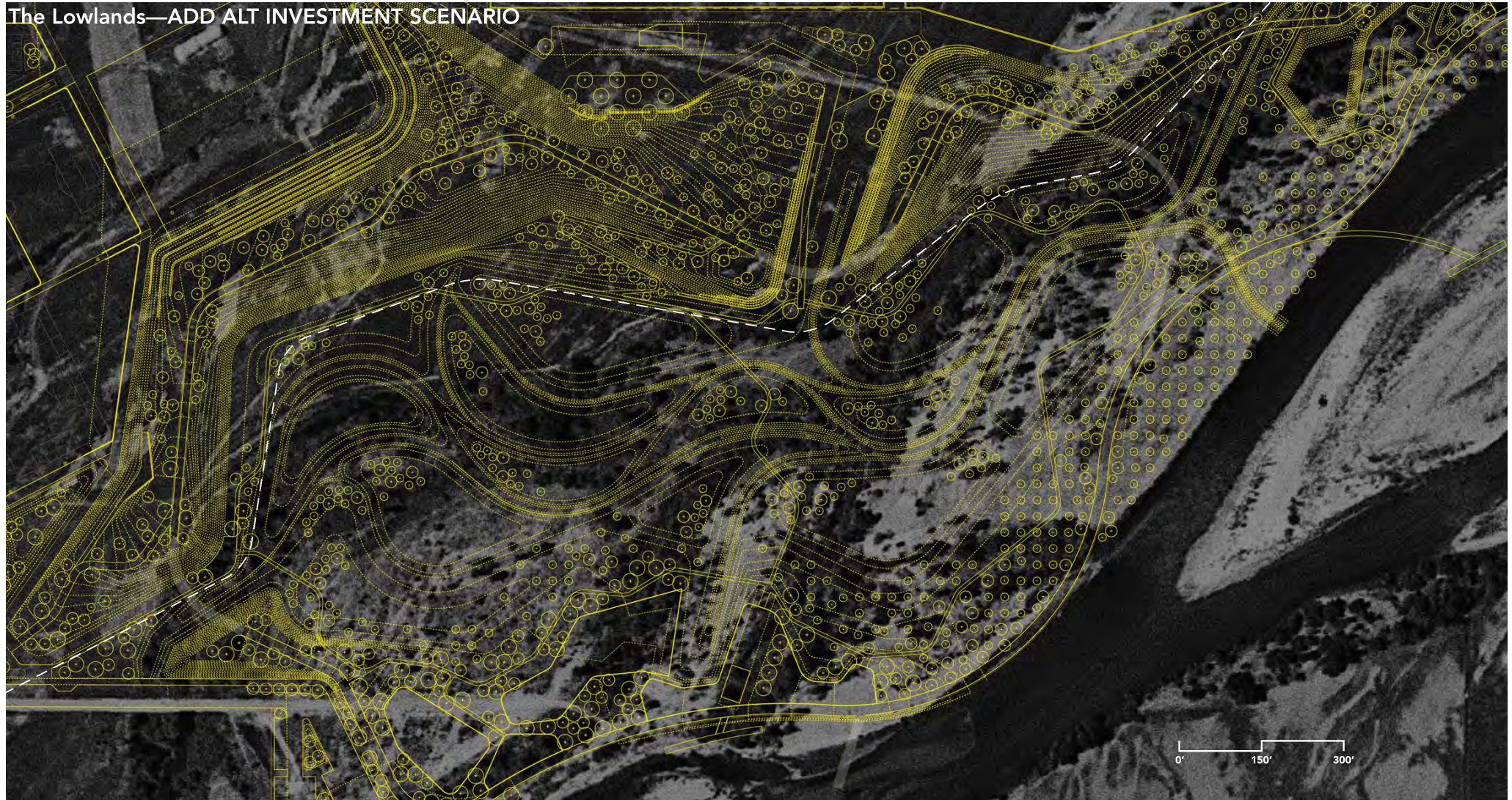
The Lowlands—CONCEPTUAL SECTION



The Lowlands—MATERIAL INSPIRATION



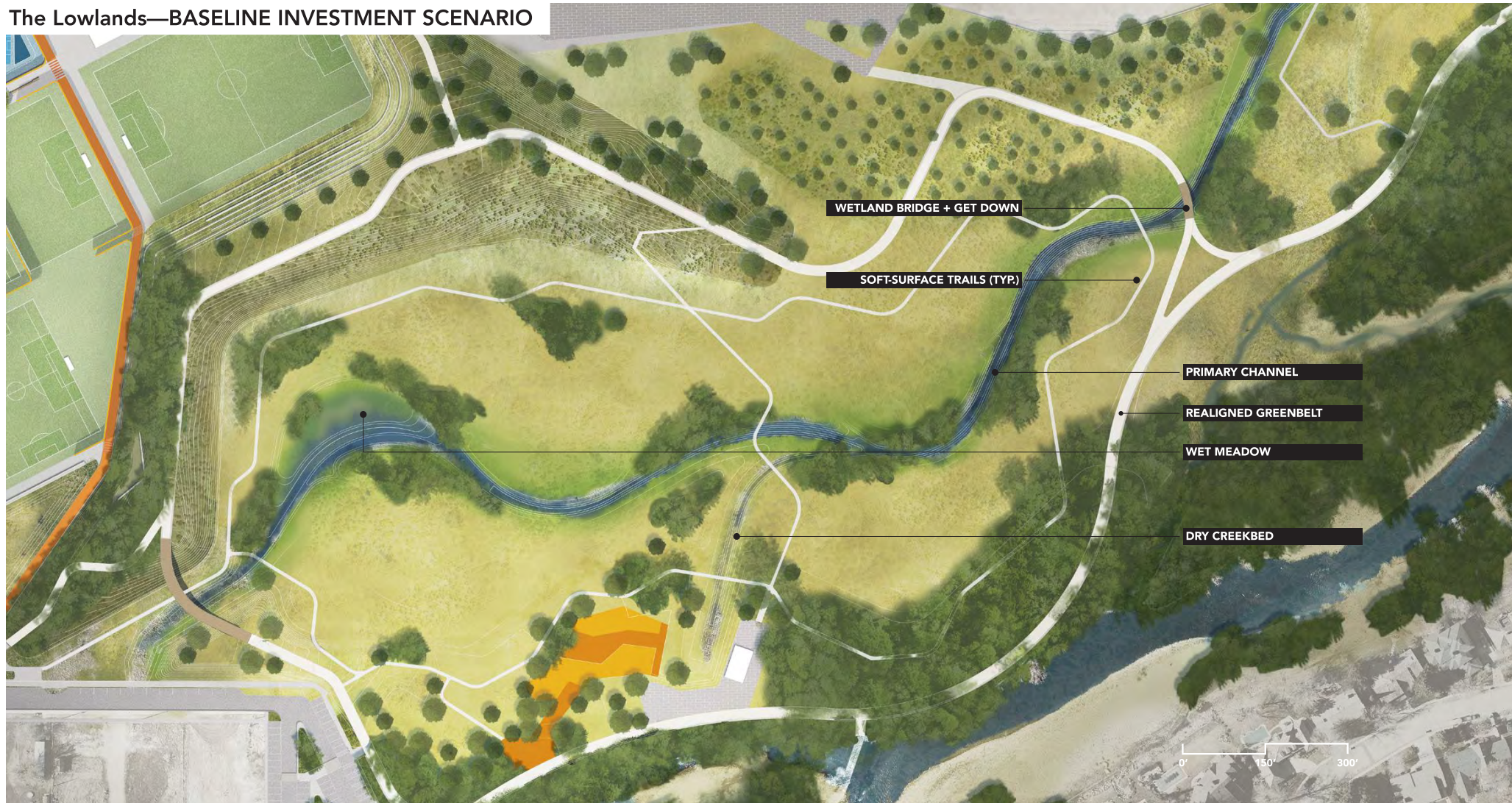
The Lowlands—ADD ALT INVESTMENT SCENARIO



The Lowlands—ADD ALT INVESTMENT SCENARIO



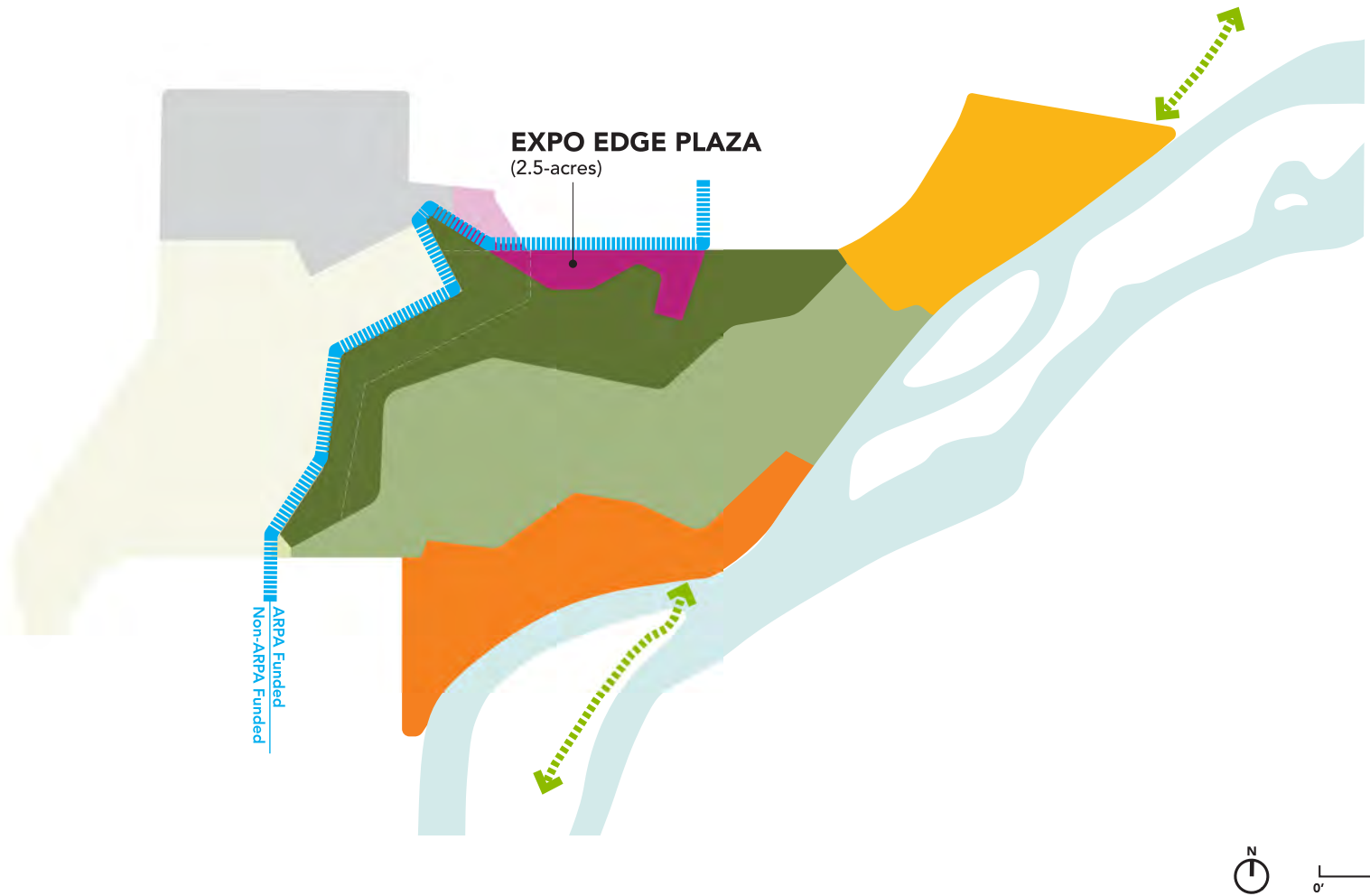
The Lowlands—BASELINE INVESTMENT SCENARIO



Project Sub Area 04—INFORMAL CIRCULATION THROUGH LOWLANDS



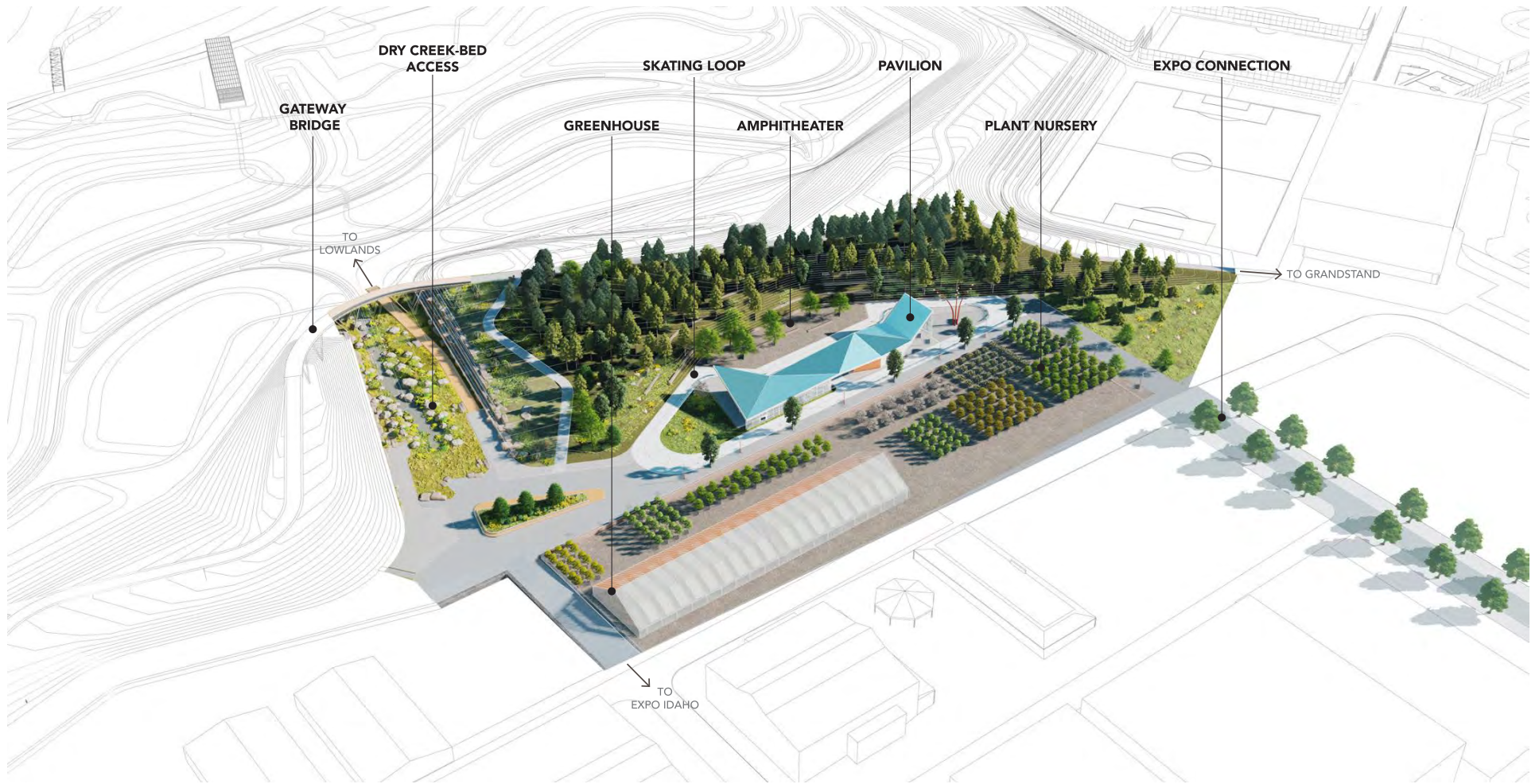
The Park at Expo Idaho—PROJECT SUB AREA 05



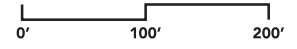
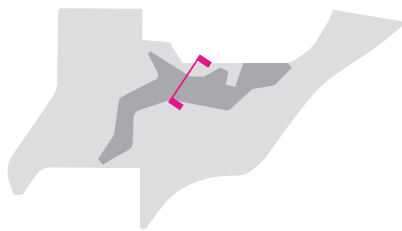
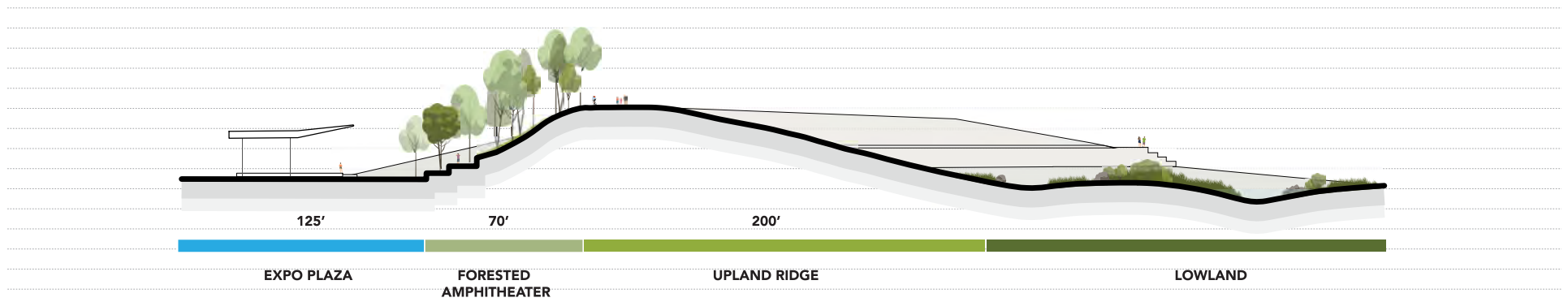
Project Sub Area 05—EXPO EDGE PLAZA



Project Sub Area 05—EXPO EDGE PLAZA



Expo Edge Plaza—CONCEPTUAL SECTION



Expo Edge Plaza—MATERIAL INSPIRATION



Expo Edge Plaza—ADD ALT INVESTMENT SCENARIO



Expo Edge Plaza—BASELINE INVESTMENT SCENARIO



Project Sub Area 05—EXPO GATEWAY TO LOWLANDS



The Park at Expo Idaho—FIVE PROJECT SUB-AREAS (À La Carte Possibilities)



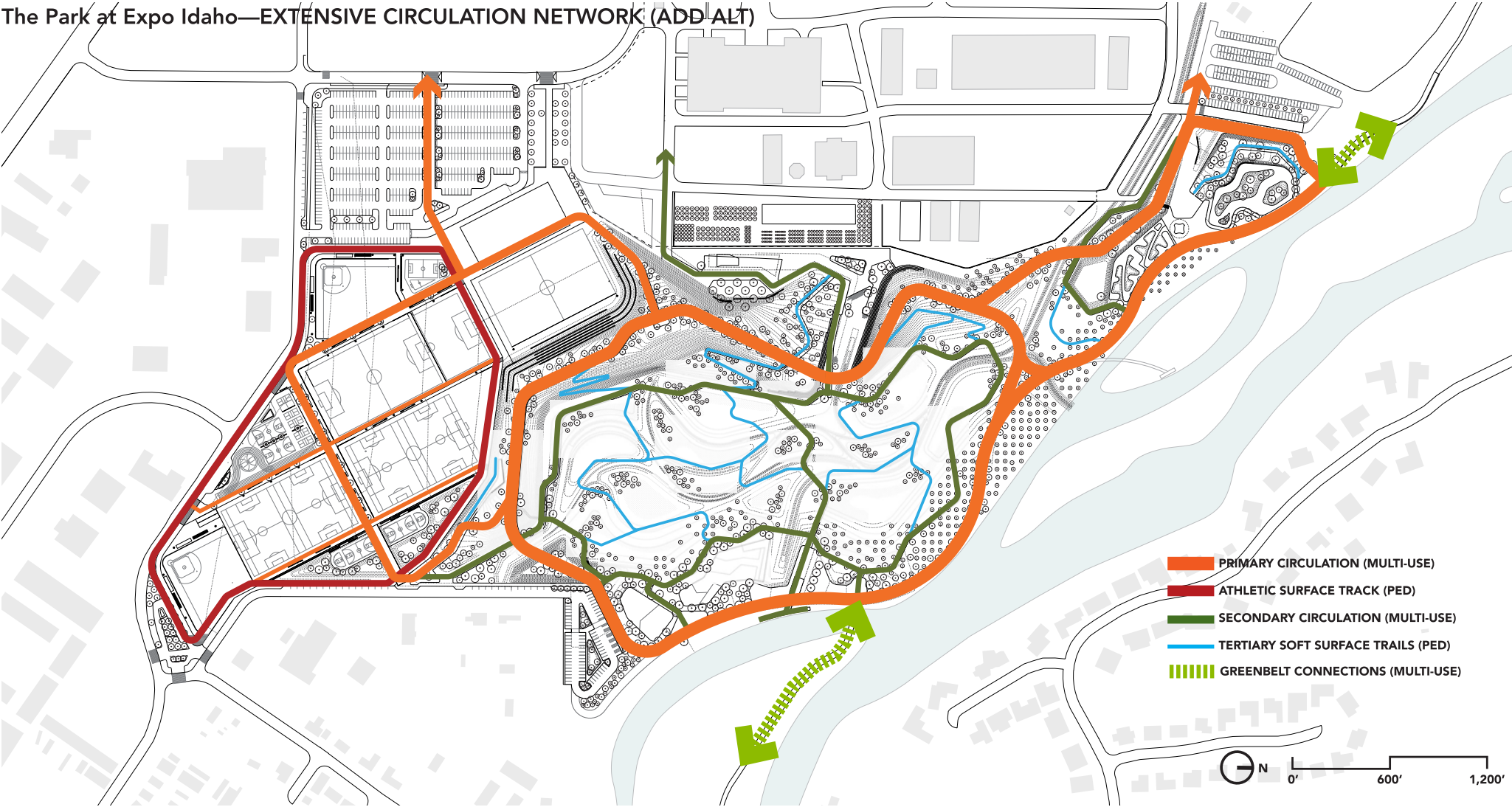
The Park at Expo Idaho—REALIGNED GREENBELT CORRIDOR (BASELINE)



The Park at Expo Idaho—REALIGNED GREENBELT CORRIDOR (ADD ALT)



The Park at Expo Idaho—EXTENSIVE CIRCULATION NETWORK (ADD/ALT)

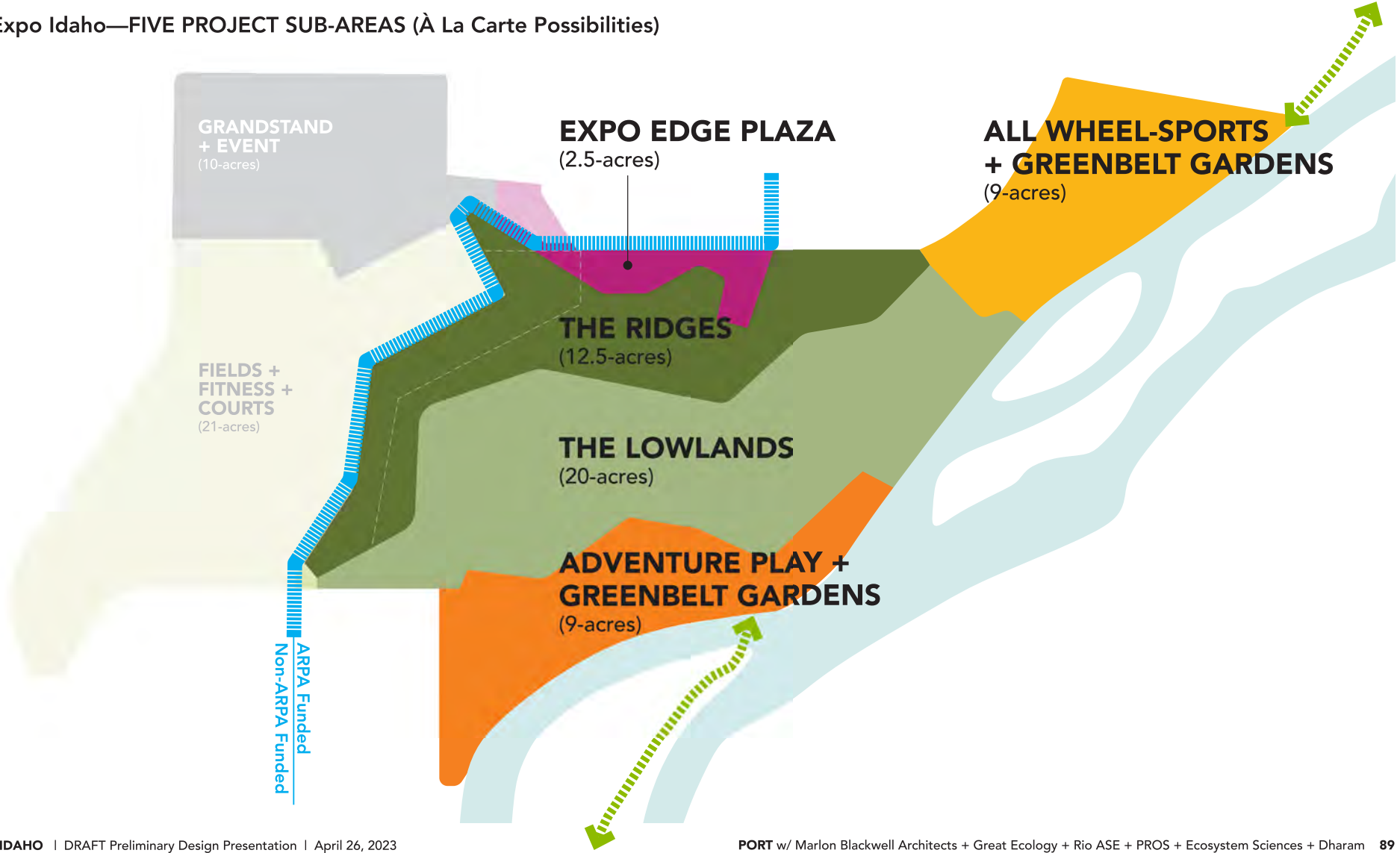


- PRIMARY CIRCULATION (MULTI-USE)
- ATHLETIC SURFACE TRACK (PED)
- SECONDARY CIRCULATION (MULTI-USE)
- TERTIARY SOFT SURFACE TRAILS (PED)
- GREENBELT CONNECTIONS (MULTI-USE)

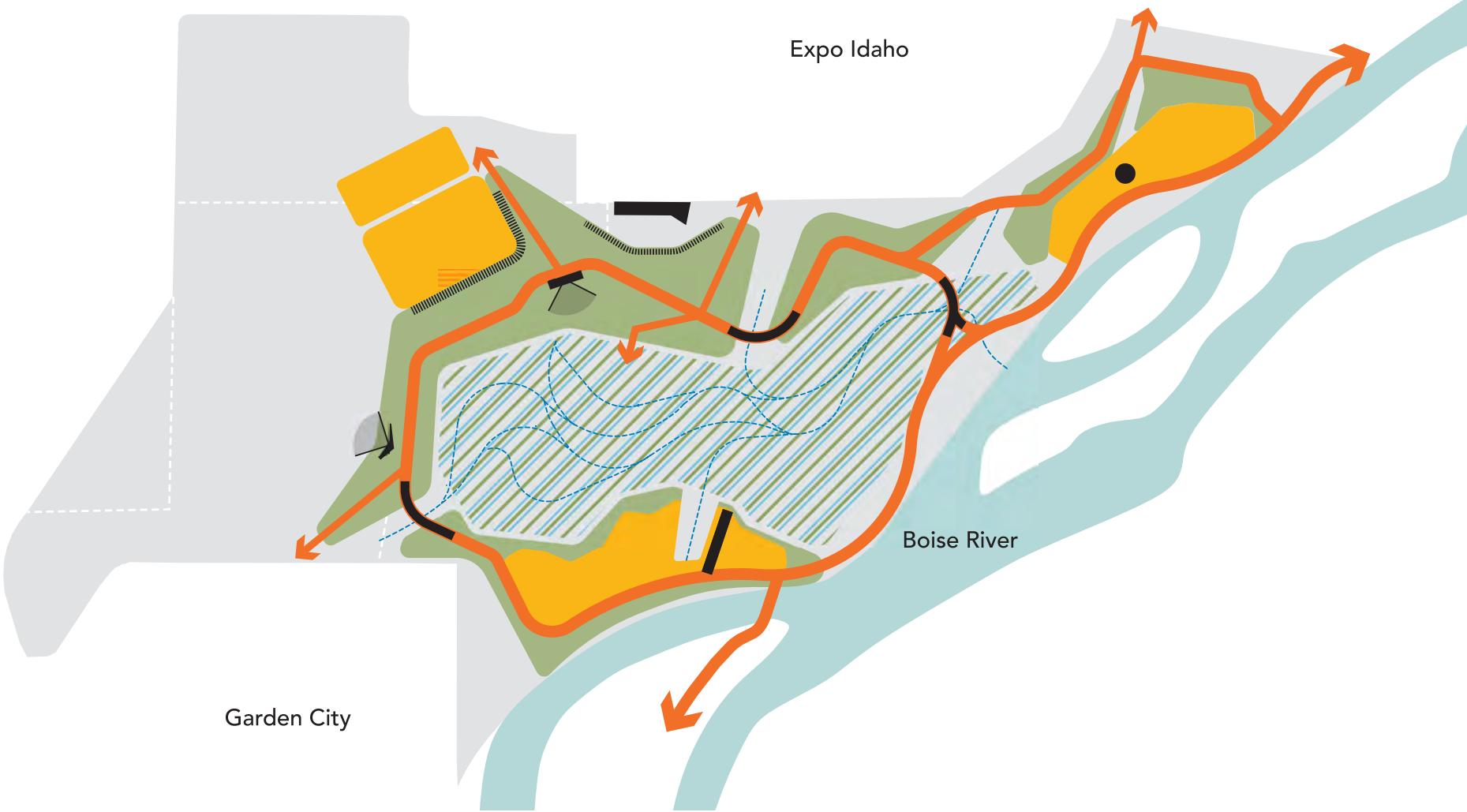
The Park at Expo Idaho—REALIGNED GREENBELT CORRIDOR



The Park at Expo Idaho—FIVE PROJECT SUB-AREAS (À La Carte Possibilities)



Framework Plan—OVERALL PROJECT LOGIC + ORGANIZATION



The Park at Expo Idaho—ADD-ALT INVESTMENT OPTIONS



- 1 Adventure Playground
- 2 Riverside Plaza
- 3 Realigned Greenbelt
- 4 All-Wheel Skate Garden
- 5 Greenbelt Plaza
- 6 Pumptrack
- 7 Wetland Bridge
- 8 The Lowlands
- 9 Expo Gateway
- 10 The Ridges
- 11 Expo Plaza
- 12 Native Nursery
- 13 Lowlands to Foothills Overlook
- 14 Expo Events Amphitheater
- 15 Garden City Gateway
- 16 Fields, Courts + Fitness
- 17 New Multi-function Grandstand

The Park at Expo Idaho—BASELINE INVESTMENT OPTION



Precedent Projects (local)—ESTHER SIMPLOT PARK

LOCATION: Boise Idaho
DESIGNER: Jenson Belts Associates
YEAR: 2016
SIZE: 32 Acres (55 acres total when including 23-acre lake)
PROGRAM: Paths, Kayak Entry, Playground
COST: \$21.5 Million total; (\$6.5m to remediate, \$15m construction)
TYPE: New
CLIENT: City of Boise
ADDITIONAL INFO: Donated by Simplot Family



EXPO PARK



**ESTHER SIMPLOT
PARK**

Case Studies—COST COMPARISON MATRIX

<u>CONCENTRATED ACTIVE RECREATION:</u>	<u>COST AT OPENING:</u>	<u>2023 COST IN BOISE:</u>	<u>COST/ACRE</u>
- Pease Park Expansion (10 Acres of 84-acre park)	\$10 million (2021)	\$12.69 million	\$1.27M/ac
- Julia Reserve Youth Park (13 Acres)	\$14 million (2020)	\$14.07 million	\$1.08M/ac
 <u>DESTINATION SCALE PROGRAMMING + FEATURES:</u>			
- Lauridsen Skatepark (5 Acres)	\$7 million (2020)	\$6.30 million	\$1.26M/ac
- Levy Park (5.9 Acres)	\$15 million (2017)	\$25.29 million	\$4.29M/ac
- Whiting Forest at Dow Gardens (54 Acres, renovation)	\$20.4 million (2018)	\$22.75 million	\$210K/ac
 <u>BIG, VARIED ECOLOGICAL CHARACTER:</u>			
- Osage Park (12 Acres)	\$8 million (2021)	\$9.78 million	\$180K/ac
- Houston Arboretum and Nature Center (65 Acres, renovation)	\$14 million (2019)	\$20.62 million	\$320K/ac
 <u>PUBLIC SPACE ANCHORS FUTURE DEVELOPMENT:</u>			
- Railroad Park (19 Acres)	\$22 million (2010)	\$48.26 million	\$2.54M/ac
- Santa Fe Railyard Redevelopment (13 Acres)	\$14 million (2008)	\$28.19 million	\$2.17M/ac
 <u>RIVER ACCESS, ENHANCED GREENBELT:</u>			
- Long Dock Park (23 Acres, renovation)	\$3.2 million (2019)	\$2.90 million	\$130K/ac
- Saint Patrick's Island (31 Acres, renovation)	\$13 million (2015)	\$16.87 million	\$540K/ac

LOCAL PROJECTS:

- Esther Simplot Park (32 Acres / 55 acres total when including 23-acre lake)	\$21.5 million (2016)	\$37.41 million	\$1.17M/ac
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- Contribute to the well-loved network of urban parks along the Boise River and Greenbelt.
- Offer unique, high-quality urban outdoor recreation amenities for the Boise Region.
- Enhance potential experiences and activities afforded by Expo Idaho.
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THE PARK at EXPO IDAHO WILL

- Enhance and Increase Access to Public Recreation;
- Improve Public Health (Physical + Mental);
- Expand Ecosystem Services;
- Intensify of Urban Biodiveristy;
- Expand and Conserve Natural Environments;
- Reduce Urban Heat Island;
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>1M Visitors / Year



Baseline Park Investment

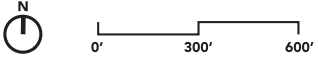
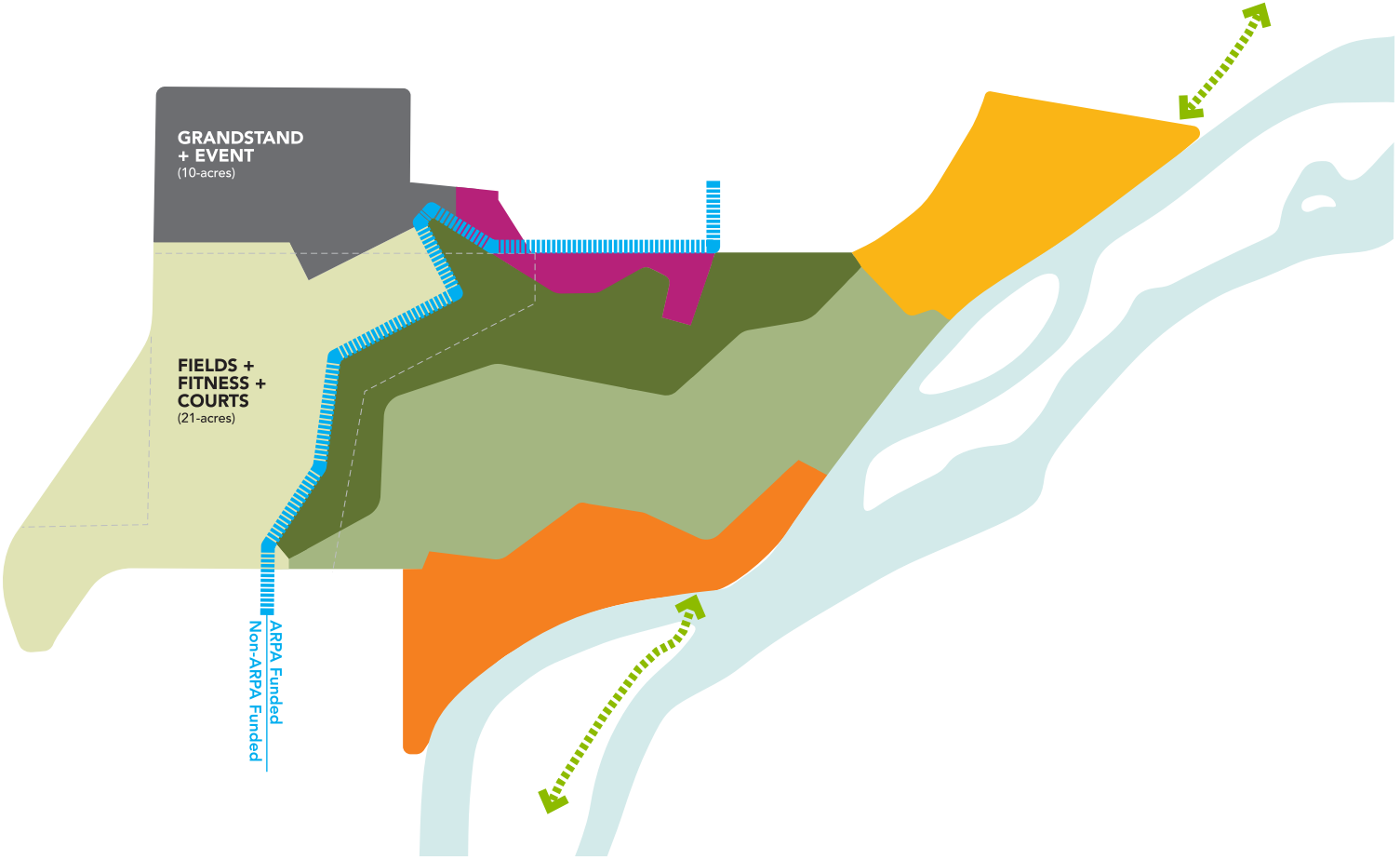
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- **Limited interface with Expo site**
- **4 miles of trails**
- **Significant habitat creation**

ADD-ALT Investment Options

- **Wider, more accessible range of available park experiences—both active + passive**
- **Broader range of recreational opportunities—more accessible to a larger population**
- **More dramatic/varied landscape types—one of a kind spaces**
- **Unique amenities invite broadened economic impact**
- **10+ miles of trails**
- **Expansive habitat creation and measurable ecosystem services**

Appendix

The Park at Expo Idaho—ADJACENT CONSIDERATIONS









- PARKING (310 SPACES)**
- ARRIVAL PLAZA**
- MULTI-USE COURTS**
- NATURAL TURF BASEBALL FIELD**
- WARM-UP SOCCER PITCH**
- ARTIFICIAL TURF FIELD**
- 3/4-MILE FITNESS LOOP**
- FLEXIBLE WARM UP FIELD**
- PAVILION W/ RESTROOMS**
- MULTI-USE COURTS**
- SPRINTING / SPEED TRACK**
- FOOD TRUCK PLAZA**
- ARTIFICIAL TURF FIELD**
- MULTI-USE COURTS**
- NATURAL TURF BASEBALL FIELD**

ARPA Funded
 Non-ARPA Funded

ENTRY PLAZA W/ DROP-OFF

GARDEN CITY COMMUNITY PLAZA

Fields + Fitness + Courts—MATERIALITY + CHARACTER



