

# VISION

P O R T O F K E N N E W I C K

## 2007: A Year of Progress at the Port

I'm honored to be serving as the 2007 President of the Port Commission and to say that being in my position is exciting would be a gross understatement. There seem to be new things occurring almost daily in our Port district.

As I begin my second term as a Commissioner, I am reflecting on the many and varied changes that have taken place since I was elected six years ago. The "face" of the Port has changed dramatically and so has the tax levy, decreasing 14.3 percent during my term.

The Clover Island Marina rebuild was completed in November, six months ahead of schedule. The new docks are full and there is a large waiting list for space. A new building that houses the Port offices and Ice Harbor Brewing at the Marina is in full operation. Planning is underway for construction of a new multi-tenant building on Clover Island, with one tenant under contract and another in negotiation. When complete, the improvements to Clover Island and the Bridge to Bridge/River to Rail area will help ensure that our area is a major destination for boaters and other tourists.

Last year we leased 12 acres to Red Mountain Wine Estates and Pacific Rim Wine Company. They began construction of a \$5.7 million winery which opened for the 2007 "crush." This was the Port's first foray into the now-thriving wine industry which has become a huge, statewide industry drawing thousands of tourists annually to our area and is a source of many thousand new jobs. The Port was also awarded a grant to conduct a wine incubator study to further support economic development within the viticulture industry.

I'm very proud of our accomplishments. There are many "players" who are involved in our successes. None of these things could have happened without an extremely hard-working, dynamic staff. While we only have eight employees, they do the work of many more and Executive Director Tim Arntzen keeps everyone focused on the Port's primary goals of economic development and transportation in the Quad-City Area.

Your Port of Kennewick Commissioners invite you to visit and enjoy Clover Island, and take a look at your Port. Enjoy a stroll on the boardwalk along the new marina and see the new economic development occurring throughout the Port district. We hope you are as proud of it as we are.

Gene Wagner  
President, Port of Kennewick Commission



## Island Pathway

The Port of Kennewick has found a creative way to finance a pedestrian pathway around the island — build it into the requirements of future development on the island.

Plans for the pathway, which will ring the island and create new access to the river for the community, are now in the design and permitting phase. Once the plan is complete, any development on the island will be required to include the pathway in its development.

This approach is a good way to ensure the community receives benefits without having taxpayer dollars fund the project, according to Tim Arntzen, Executive Director.

## Coming Soon

The Port of Kennewick is in the process of redesigning it's website. It will be user-friendly and with a quick click you will be able to get a look at all the activities of your Port. To visit the current website and the new website once it's complete, go to [www.portofkennewick.org](http://www.portofkennewick.org).

## Ice Harbor at the Marina Now Open

The community has another waterfront dining option with the opening of Ice Harbor Brewing at the Marina on Clover Island. The new restaurant is located at 350 Clover Island Drive, on the main floor of the Port of Kennewick building overlooking the newly reconstructed Clover Island Marina. Ice Harbor Brewing at the Marina offers a unique menu — slightly different than its downtown Kennewick counterpart. It is open from 11 a.m. to 10 p.m. daily, offering both lunch and dinner. For more information, visit their website at [www.iceharbor.com](http://www.iceharbor.com).



Celebrating the opening of Ice Harbor Brewing at the Marina on Clover Island are from left to right: Bill Jaquish, City of Kennewick Mayor James Beaver, CinD Hayes and Mike Hall.

## Pacific Rim Wine Estates Complete at West Richland

The \$5.7 million Pacific Rim Wine Estates winery, situated on Port of Kennewick property in West Richland, was completed in time for this year's grape crush. The winery, owned by renowned California winemaker Randall Grahm, will initially produce 20,000 cases of Riesling wine with the intent of eventually producing 300,000 cases.



Pacific Rim Wine Estates' new \$5.7 million winery was complete in time for this year's crush.

To make the project possible, the Port traded former commercial holdings in the area for 15 acres zoned for light industrial. The trade was done in cooperation with landowners MacKay & MacDonald, and with the assistance of the City of West Richland. Part of the trade involved construction of a 1,500 foot extension of Keene Road — valued at just under \$1 million — which was paid for by MacKay & McDonald and allowed access to the property.

The Port has an additional three acres at the site ideal for a small local winery. For more information, contact the Port of Kennewick office at (509) 586-1186.

### Port of Kennewick Public Commission Meets

Meetings are held the second and fourth Tuesday of each month. The meetings begin at 2:30 p.m. in the Commission Chambers at the Port of Kennewick offices, 350 Clover Island Drive, Suite 200, Kennewick, unless otherwise posted in the Tri-City Herald or Port of Kennewick website, [www.portofkennewick.org](http://www.portofkennewick.org). We would love to have you attend!

### Port of Kennewick Commissioners

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# New Mixed Use Building Planned for Clover Island

The revitalization of Clover Island continues with the announcement of a \$2.5 million, two-story building on the site now occupied by the Clover Island Yacht Club.

"This is a great new development in the renewal of the island," said Larry Peterson, the Port's Director of Planning and Development.

Plans call for the demolition of the existing Yacht Club building in spring 2008. The new building is slated to be 10,000 square feet with the Clover Island Yacht Club on the lower level and upper level will be available for professional office space.

"This type of mixed-use building is perfect for Clover Island. The professional office space brings business to the island during business hours and the Yacht Club will utilize the building on evenings and weekends," he said.

The new building is scheduled to be complete in late 2008.



A new two-story, mixed-use building will soon be built on the site of the Clover Island Yacht Club.

# Vista Engineering Building Under Construction

Another professional office building is under construction at the Spaulding Business Park at the Richland Y. Vista Engineering is building a 20,000 square foot office building which will house 60 of its 70 employees.



Vista Engineering's new 20,000 square foot building is the latest development in the Port of Kennewick's Spaulding Business Park.

"We chose the Spaulding Business Park for our new facility because of its central Tri-Cities location and ease of access for both our employees and our clients. We are also very impressed with the campus setting of the Business Park and proud to be near the professionals already in the Park. The view and the access to the new bicycle trail along the dike are pretty nice too," said Phil Ohl, President of Vista Engineering.

Vista Engineering provides engineering and technology development and geoenvironmental services to government and industry clients. It is a nationally recognized leader in engineering/technology development for the prevention, detection, location and remediation of tank and pipeline system releases.

The office building will be completed in spring 2008. To date, the Port of Kennewick has invested \$2 million in the new business park.

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## Clover Island Marina It's Done!

All the new docks are in and the old docks are gone. The boat houses are moved and the guest dock was in use all summer. The \$8.6 million rebuilding of the Clover Island Marina is now complete.

All three docks of the revitalized marina were complete in November and boaters still housing their boats in the older slips made the transition into the new slips.

"It is a remarkable change on Clover Island. The feedback we have received has been very positive from both boaters and non-boaters. We encourage people to take the time to come to Clover Island and see this new, state-of-the-art marina which is now a part of our community. It really is quite amazing," said Commissioner Gene Wagner.

The new marina offers larger slips, stable docks with utilities and potable water, dock boxes, overhead sprinklers and ramps which are Americans with Disabilities Act compliant. The parking is also improved. The guest dock offers access to visitors to the island who wish to stay anywhere from a few hours to two weeks.

Take a drive to Clover Island and see the changes!



## New Warehouses at Vista Field

O'Brien Construction is building 60,000 square feet of warehouse space at Vista Field. It was initially thought the space would be used to attract new business to the area. However, because of the tight market for industrial warehouse space and the fact that this space has 32 foot eaves, all available space has been leased even before the building is complete.

"I consider Vista Field the center of the Tri-Cities and in my marketing research, I found that my tenants also really like the Vista Field area," said Tom O'Brien, owner.

"We initially saw this warehouse as an opportunity to not only support existing business, but also to show it to potential new business," said Larry Peterson, the Port's Director of Planning and Development. "It leased so quickly we weren't able to use it for new business development! O'Brien Construction already has plans to start another building."

Developing assets to create sustainable family wage jobs, user friendly transportation systems, and quality of life enhancements for visitors and residents of the Port of Kennewick.



# PORT of KENNEWICK

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*Open for Business!*