

VISION

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

I am pleased to once again serve as your port district President. When I joined the Port of Kennewick Board of Commissioners eight years ago, I quickly gained an appreciation of just how important the port's efforts are for our region's economy.

The Port of Kennewick's district is quite large—covering approximately 485 square miles—stretching from the southern-most tip of Benton County at Plymouth, Washington through Kennewick, south Richland, West Richland, and into a small corner of Benton City. District taxpayers have charged the port with promoting an economic climate which fosters job creation, and improving the community's quality of life.

Indeed, the commission is mindful of its responsibility to manage the public's resources wisely; and in the past nine years, the port district levy rate has decreased by 22%. In essence, a taxpayer with a \$150,000 house in 2001 would have paid \$66 to support the port district; in 2010 that taxpayer paid only \$51.45 or \$14.55 less. And, during that very same time period, the port has been buying, building, renovating, and developing major assets for the public's benefit—demonstrating a true stewardship of limited resources.

From Clover Island, Oak Street, Vista Field, and Southridge in Kennewick, to the Spaulding Business Park in Richland and Red Mountain Wine Estates in West Richland—there are a number of projects underway which should make the coming year an exciting one for your port district.

Enjoy this edition of the Vision newsletter; it's a glimpse of the important work we are doing for our taxpayers and our community.

Gene Wagner
President

Port of Kennewick Board of Commissioners

S P R I N G 1 0

Friend of the Port Award

Barb Carter received the 2009 Friend of the Port award for her work to bring public art to the local community.



Black Heron Distillery Breaks Ground Supporting Business Needs

In January, Black Heron Spirits Distillery and Portworks held a ground breaking ceremony to celebrate construction of their tasting room and processing facility in West Richland. The new 4,000-square-foot facility is being built in the Port of Kennewick's Wine Estates Park. The city extended water and sewer services to the property, and the port will add a service road and sidewalks. Owners Joel Tefft and Becky Runyan expect to hire three employees and to use local grain, grapes and other products in their operations. The distillery will produce a variety of handcrafted, aged spirits beginning with gin and vodka. The tasting room will feature a Prohibition-era décor.

For the port, this project presented an opportunity to prepare adjacent land for sale. Stated Larry Peterson, the port's director of planning and development, "We improved access to the two remaining, one-acre sites. As a result, that offers new options to small businesses interested in West Richland."

Vista Field's Future Decided Updating Master Plan

After carefully researching various options, gathering community input, and determining the impact on the business community, taxpayers, and economic development commitments district-wide, the port's Board of Commissioners voted unanimously to continue operating and managing Kennewick's Vista Field Airport for general aviation.

Tim Arntzen, port executive director, said it was a complex issue, and one that was cautiously considered. "I'm pleased with the commissioners' leadership," he said. "They insisted on an open, public process. They engaged the community. And they made a decision based on a thoughtful analysis of the many studies and a careful review of the port's resources."

Dan Cryer, the port's director of operations/airport manager, stated, "Now, our focus is on attracting new business, enhancing aviation services for airport users, increasing visitor traffic, and positively impacting the surrounding community." Port staff applied for Washington State Transportation funds to update the airport master plan which will guide future development, facilitate additional grants, and help engage private investment consistent with that plan. The hangars are now fully occupied, and port staff evaluated the existing aviation office building's efficacy in an effort to secure a fixed base operator (FBO) to provide aviation-related services at the airport.



Port Receives Planning Grant

A \$50,000 Economic Development Administration grant will allow the port to master plan a 92-acre parcel at the base of Red Mountain, investigating the feasibility and infrastructure necessary to further support Washington's wine industry.



Port of Kennewick Public Commission Meets

Meetings are held the second and fourth Tuesdays of each month. The meetings begin at 2:00 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. We would love to have you attend!

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Creating a Destination

Clover Island Transformed

The Port of Kennewick continued improvements to create a destination waterfront at Clover Island. The most prominent elements include a gateway arch, heritage artwork, and 62 foot-tall, U.S. Coast Guard-approved lighthouse, where a small, blinking white light (similar to a dock light) serves as a Private Aid to Navigation (PATON). The 15,000 square-foot lighthouse plaza offers a public gathering space with benches, bike racks, landscaped seating walls, and re-splendent river views. The "Call of the River" bronze statue honors Kennewick's river heritage.

Many partners helped fund the improvements, including the City of Kennewick/Community Development Block Grant Advisory Committee, which partnered on the pathway, plaza and artwork; as well as the Kennewick Centennial Committee and Washington State Arts Commission, which helped fund the bronze.

Photo: Teresa Hancock



At 3:30 p.m. on May 20th, the public is invited to help dedicate the new Clover Island shoreline amenities during a riverfront ceremony at the lighthouse plaza.

Oak Street Industrial Park

Land Sales Continue

The Benton-Franklin Humane Society purchased nearly four acres within the port's Oak Street Industrial Park for construction of a 9,000-square-foot, no-kill animal shelter and service buildings. The new location allows for operation of a larger shelter with expanded hours. The society plans to build a low-cost spay/neuter clinic as a second phase of development.

According to Ed Dawson, the Humane Society's operations manager, the new building will significantly increase their ability to serve the community. "We'll be able to triple the number of animals we can care for with this new shelter, going from about 40 animals currently to an expected 120 in the new facility."



Terry Thornhill, Architect, Inc. P.S.

Planning for the Future

Studies Underway

Planning is underway for Plaza South, a mixed-use development on Clover Island. The port is also updating its Comprehensive Scheme of Harbor Improvements, identifying and prioritizing capital improvement projects throughout our district.

Urban Renewal

Trailer Court Vacated

The last of the trailers and mobile homes were moved from Willows Trailer Court in downtown Kennewick. The port purchased the trailer park and other properties on Columbia Drive as part of a long-term community revitalization strategy. The goal is to help energize and transform the Clover Island shoreline neighborhood into a vibrant, mixed-use development.

Revitalization

Funding Secured

Port of Kennewick officials supported Kennewick's participation in the state's Local Revitalization Financing Program. This funding will build roads and essential utilities in Kennewick's Southridge area. The port agreed to give the city a share of its tax revenues to help pay for the infrastructure improvements.

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Improving Public Spaces

Metz Family Plaza

Courtesy of Richard Warrington, Warrington Studios



A shade structure and painted steel artwork will be added to the Metz Family Plaza on Clover Island. The shade structure will feature wooden beams and wire cables designed to evoke the image of a ship's bow and sails; it is reflective of a nautical theme and the adjacent cable bridge. Climbing vines will shade the plaza.

The "Family Group" artwork, created by Richard Warrington of Cheney, depicts adults and children with arms outstretched in a group hug. Columbia Center Rotary, Dick and Diane Hoch, Kennewick Arts Commission, Historic Downtown Kennewick Partnership, Kay and Viva Metz, the Knapik family, Dennis L. Poland, and Ray Poland & Sons, Inc. are helping sponsor the artwork. The sculpture will be installed in late summer, once the shade structure is complete.



Courtesy of Arculus Design & Technical Services



Gene Wagner



David Hanson



Skip Novakovich

Your Port Commissioners

This past November, district voters elected Skip Novakovich and re-elected David Hanson to the Port of Kennewick Board of Commissioners. These representatives, along with incumbent Gene Wagner, establish policies under which the port staff, supervised by Executive Director Tim Arntzen, conduct daily operations.

Spaulding Business Park Improvements Continue

The Port of Kennewick is supporting the City of Richland with funding for implementation of road and utility improvements on Georgia Street, helping enhance the Spaulding Business Park. "This is a great partnership in the continued renewal of the Island View area," said Larry Peterson, the port's director of planning and development. "It creates better access to the business park and improves the surrounding property."



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.



PORTofKENNEWICK

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Open for Business!