

VISION

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

While the Port of Kennewick has accomplished much this year, I am especially proud of our work to retain Vista Field as a general aviation airport. A new flight center has already opened, and a master plan is underway to guide the airport's future as an essential public facility.

In addition, we continued to champion downtown revitalization. We built a lighthouse and public plaza to improve recreation and access to the Columbia River; added public artwork to Clover Island; and worked to restore the shoreline and extend the waterfront trail. We began updating our comprehensive plan and assessing property, projects, and partnerships for future development.

We sold land to expand medical, professional, retail, and community services throughout our district; and invested in strategic ventures to create jobs, foster tourism, and

promote economic vitality. We encouraged transparency in the public process; forming the Vista Field Advisory Board, and Bridge to Bridge Joint Development Committee to gain citizen input; and we worked to leverage public resources with private investments to improve the community's quality of life.

I trust you will enjoy this newsletter; it's a glimpse of the important work we are doing for our taxpayers and our community.

Sincerely,

Gene Wagner

President
Port of Kennewick Board of Commissioners



F A L L 1 0



Craft Distillery Opens

Encouraging Business Growth

Earlier this month, Black Heron Spirits opened a craft distillery and tasting room within their newly constructed 4,000 square-foot building at the port's Wine Estates Park within West Richland's Red Mountain Center. Situated near the base of Red Mountain, the art-deco style building beckons guests into an elegant tasting room with a nostalgic décor that combines elements of the "Roaring Twenties" and Prohibition eras. Owners Joel Tefft and Becky Runyan are using 100% Washington grown products and expect to hire three employees. This is the first tasting room dedicated to craft distilling in Washington State. Their handcrafted, aged spirits include gin, vodka, and corn whiskey. Tasting room hours are noon until 5:00 p.m. daily.



Public Art Installed

Call of the River, by acclaimed bronze artist Rodd Ambrosion, pays homage to Kennewick's early history. This is the second in a series of artworks the port has planned for Clover Island.

Port of Kennewick Public Commission Meets

Meetings are held the second and fourth Tuesday 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!

Airport Attracting New Business

Flight Center Opens at Vista Field

Jackson Flight Center, LLC is now operating at Vista Field. Immediately following the Port Commission's decision to maintain Vista Field as a general aviation airport, Jackson Flight Center expressed interest in expanding operations to include Kennewick. Their business provides a wide range of flight training and maintenance operations. They also serve as a dealership for the Jabiru and Challenger kit aircraft lines. Vista Field is Jackson Flight Center's fourth location. They are a family owned company with successful flight centers operating in Moses Lake, Prosser, Colfax and now Kennewick.

Port officials expect having a training and maintenance facility at Vista Field will stimulate interest and activity at the airport. "The community is gaining confidence in the future of Vista Field," stated Skip Novakovich, port commission vice president. "Once the planning is done, and we know more about the boundaries, zoning, and Fixed Base Operator (FBO); then I really expect private sector jobs and business interest will soar."



Planning for the Future

Aviation Grant Secured

The port was awarded a \$35,500 Airport Aid Grant from the Washington State Department of Transportation (WSDOT) Aviation Division. That grant will fund a new Vista Field Master Plan which will be completed in late October. Master planning will guide future capital improvements and detail the tasks and work elements required by WSDOT and the Federal Aviation Administration. Dan Cryer, port director of operations/airport manager, stated, "Planning is critical for future grants, and it will help us encourage private investment that fits with the overall vision and standards for Vista Field."

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Transforming Clover Island

Riverboat Intrigues Community

The port is exploring the feasibility of bringing a paddle wheel-style riverboat to Clover Island. The project would serve as a tribute to the sternwheelers which once plied this part of the Columbia River.

The proposed riverboat would be moored in the marina harbor with access from the proposed Village at Island Harbor (see article below). While many of the available vessels are former gambling boats, it will not operate as a casino boat. Instead, the idea is that a three or four story riverboat would expand the island's available retail and commercial space. The riverboat could accommodate a restaurant, retail shops, or theater; such space might also appeal to conventions, weddings, meetings, and group events.

According to tourism officials, a riverboat could help revitalize downtown. "A paddle wheeler would certainly add another dimension to our portfolio," said Kris Watkins, president & CEO for the Tri-Cities Visitor & Convention Bureau. "It would be a really unique venue that I think would appeal to a variety of visitors and convention groups."

A similar riverboat in "Old Town" Sacramento, California was a key element in spurring downtown redevelopment and increasing tourism to that historic district.

"At this point the details are far from fully understood," stated Tim Arntzen, port executive director. "But it's a compelling idea; so we're looking at the cost of acquiring, transporting, renovating, maintaining, permitting, and parking, as well as the retail and commercial potential."



DavidPattersonArtist.com

Port Invited to Waterfront Conference

TREC Efforts Lauded

Tim Arntzen has been offered a coveted speaking opportunity at the Waterfront Center's Annual International Conference in Baltimore, Maryland. In November, on behalf of the Tri-Cities Rivershore Enhancement Council (TREC), Arntzen will present the history and highlights of local waterfront development efforts, including the multi-jurisdictional approach to lighting the cable bridge; creating the Family Fishing Pond; lowering the Columbia River levees; and creating the regional Sacagawea Heritage Trail. Since the conference theme is Urban Waterfronts, Arntzen will also discuss the port's efforts to enhance and develop Clover Island.

The Village at Island Harbor

Inspiring Economic Development

Conceptual plans have been completed for a future mixed-use development on Clover Island.



Herath & Associates, PC

The Village at Island Harbor would be located on a 1.25 acre parcel between the clay-colored public parking lot and the yacht club. Plans call for eliminating the existing arrow-straight sightline down the island's center in favor of inviting pathways, courtyards, and meandering open spaces amid retail, commercial, and residential buildings. Water features, artworks, an atrium, and pocket landscapes are elements which will create the charm and feel of an island community. The Village at Island Harbor could also serve as the entryway to a future riverboat dock.

"We began with the gateway, lighthouse and public art," said Tim Arntzen, port executive director. "And we'll continue making bold investments, because our goal is to create a true destination waterfront."

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HDJ Design Group, LLC



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Improving Public Spaces

Clover Island Causeway

The Port recently awarded a contract to remove concrete and debris along Clover Island's west causeway between the gateway and lighthouse plaza. The shoreline will be reshaped and native vegetation and landscaping added to improve habitat and the island's aesthetic. A new trail will be built alongside the river, and a scenic overlook will expand recreational use of the island and waterway.

This project will complete a phase of development which began with construction of a 62-foot tall lighthouse, art-deco lighted gateway, sidewalks, and public artwork on the island. The overall project is supported in part by a \$500,000 Washington State Recreation and Conservation Office grant, and \$322,350 from City of Kennewick Community Development Block Grant funds. The Confederated Tribes of the Umatilla Indian Reservation provided letters of support and are particularly interested in the aquatic and habitat improvements. Construction of the Clover Island Waterfront Trail, which will be completed in spring 2011, will offer safe pedestrian access from the island to the Sacagawea Heritage Trail and Historic Downtown Kennewick.



garys-hangups.com



garys-hangups.com

Spaulding Business Park

Meeting Community Needs

Construction of medical and human service facilities continued at the Port of Kennewick's Spaulding Business Park in Richland. Arc of Tri-Cities is putting the finishing touches on a \$3.67 million, 14,000 square foot, LEED standard 'green building' at the corner of Georgia and Fowler Streets. And Eden Medical Center is under construction on a 35,000 square foot, four-story building which will bring multiple medical specialties together in one location and nearly 100 high-wage jobs to Richland.

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.



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Open for Business!