



VISTA VISION TASK FORCE

PORT OF KENNEWICK

MAY 18, 2015 MINUTES

CALL TO ORDER

Task Force Vice-Chairman Don Britain called the meeting to order at 3:04 p.m. in the Bechtel Board Room at the Tri-Cities Visitor & Convention Bureau located at 7130 West Grandridge Boulevard, Kennewick, Washington 99336.

The following were present:

Task Force Members: Rich Cummins, Chairman (Absent)
Don Britain, Vice-Chairman
Traci Jao, Secretary (Absent)
Carl Adrian
Jim Beaver (Absent)
Chuck Freeman (Absent)
Barb Johnson
Lori Mattson
Vicky Monteagudo (Absent)
Justin Raffa
Steve Simmons
Gloria Boyce
Gary Spanner
Derrick Stricker (Absent)
Kris Watkins
Kirk Williamson

Port Staff: Larry Peterson, Director of Planning & Development
Bridgette Scott, Executive Assistant
Michael Mehaffy, DPZ consultant

INTRODUCTIONS

Introduction of Task Force members and citizens in attendance.

APPROVAL OF March 16, 2015 MINUTES

MOTION: Steve Simmons moved for approval of the March 16, 2015 Minutes; Carl Adrian seconded. All in favor, motion carried unanimously.

DISCUSSION

A. *Outcome of April 7, 2015 Joint Port, City and KPFDD meeting*

Mr. Peterson and Don Britain gave a brief overview of the April 7, 2015 joint meeting with the City of Kennewick, Port of Kennewick, and Kennewick Public Facilities District.

Kirk Williamson stated we have a working path forward, but how will issues be addressed and solved in the future.



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Justin Raffa was impressed with the options DPZ presented at the joint meeting and appreciated the diversity and routes available.

Mr. Mehaffy stated not all visions from the Charrette will come to fruition, especially when the property is not owned by a public entity.

Mr. Peterson stated the Port, City, Benton County and Benton Franklin Transit met last week to discuss transit options. The ideas were discussed at staff level and will work its way up to administration.

Ed Frost commented that C. Mark Smith made a very important statement at the joint meeting, when he suggested the entities sign an Interlocal Agreement, which lay out specifics for addressing future issues. He hopes this will be one of the recommendations made by the Task Force.

Don Britain and Barb Johnson stated the City and Kennewick Irrigation District (KID) came to an agreement, where the City will purchase 3.7 acres from KID, where the KPFD's Master Plan shows the Toyota Center and a major connection piece. Don Britain believes this will have a positive impact on the area.

Don Britain further stated infrastructure is the key to any area and the City tried this year to get the Legislature to approve another Local Revitalization Financing (LRF) program, like the one that was used in the Southridge area, but it was unsuccessful. He would like to see the City and Port work together and try for a future LRF. Furthermore, a comprehensive plan with zoning needs to be established once we have the financing to move forward.

B. Master Planning Process – proposed timelines

Mr. Peterson presented the Master Planning timeline and processes.

- May 31st: Closing comment period on Draft Charrette Report;
- June – July: Address current zoning codes and identify necessary changes;
- June – August: Compile Draft Charrette Report and comments and create the Draft Master Plan with Duany Plater-Zyberk;
- September – October: Review Draft Master Plan and present to numerous agencies and organizations;
- November: Conduct Public hearing to consider adopting Vista Field Master plan;
- Present Master Plan to City Council and request City adoption as Comp Plan suburban area plan with road standards and zoning;
- 2016 design and infrastructure;
- 2017 being construction.

Mr. Mehaffy stated the illustration and concepts in the Draft Charrette Plan are very flexible and roads and the Performing Arts Center have the ability to be moved.

Doug Brown inquired if eminent domain will be utilized.

Don Britain stated there are other avenues the City could explore, however, it would be a last resort.



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Mr. Peterson stated eminent domain is not an option for the Port. He further stated, if a property owner does not see the value of the investment, there are other options available and the Commission approved a resolution indicating eminent domain would not be utilized. Mr. Peterson believes there will be cooperation as it is a win-win for all property owners involved.

TASK FORCE RECCOMENDATIONS

A. *Review and Vote on Vista Field Master Plan Key Elements*

1. URBAN CENTER:

- Don Britain stated the new Urban Center has been discussed frequently and enthusiastically.
- Carl Adrian believes it should be the Community's Urban Center, rather than the Port declare its ownership.
- Gary Spanner stated studies suggest our community needs a "center" and inquired if Simon Mall would endorse Vista Field as the "center."
- Barb Johnson stated any good development in the community is good for everyone.

MOTION: Steve Simmons moved to recommend the Vista Field area should become the community's urban center as generally proposed in the February 6, 2015 Draft Charrette Report; Lori Mattson seconded. With no further discussion, All in favor Yea: 9, Nay: 1, Carl Adrian. Motion carried.

2. NEW URBANISIM:

- Lori Matson stated this is an enormous opportunity. Roger Brooks' study stated there are a lot of opportunity in the Tri-Cities
- Aaron Johnson inquired why the word "density" was not used in the Draft Charrette Plan.
- Mr. Mehaffy stated the goal is to create good density. There are code changes and city regulatory and contractual documents that need to be clearer.
- Kris Watkins asked if the plan takes into consideration when the Toyota Center and Coliseum moves will traffic flow be an issue and asked if the road size will work.
- Mr. Mehaffy responded when the 2012 plan was completed, several items were taken into consideration. As things move forward, traffic will be reviewed again. The broader question is if new urbanism, which clearly demonstrates more flow (permeability) helps traffic flow better.
- Kris Watkins has reviewed the Spokane Convention Center, which is double the size of the Tri-Cities and is concerned that the roads may not hold traffic in the future.
- Mr. Mehaffy stated DPZ will be providing a pragmatic approach and long term plan.
- Mr. Peterson stated the EIS identifies 17 different intersections that will need to be altered. If transit does not become a larger part, we will ensure land with parking, if everyone drives in.
- Carl Adrian commented that the plan has a lot of transportation improvements that involve transit.
- Aaron Johnson state there are two public transit elements:
 1. How people get to the area;
 2. How they move around the area once they arrive.
- Mr. Mehaffy indicated it will be important to get people to view transit differently.



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MOTION: Kirk Williamson moved to recommend Vista Field should be redeveloped based upon the principles of New Urbanism as generally proposed in the February 6, 2015 Draft Charrette Report; Carl Adrian seconded. With no further discussion, All in favor 10:0. Motion carried unanimously.

3. LEAN “Utilize Efficiencies:”

- Kris Watkins would like to see where the future expansion of the Convention Center is considered.
- Barb Johnson cautioned that the plan shouldn't be all encompassing since not all land is Port owned.
- Mr. Peterson reiterated these principles utilize a series of small roads, not where the roads will go.
- Barb Johnson stated, if a developers says they want four lane roads, do you say no.
- Mr. Mehaffy state the Task Force can suggest the Port hold the developer to high standards.
- Lori Mattson stated on the first day of the Charrette it was stated the development has to be different, if people want to drive, they have the ability to go somewhere else.
- Mr. Peterson indicated the City traffic engineers and business owners will ensure the streets will work.
- Don Britain verified traffic engineers will be involved.
- Ed Frost stated this is the only recommendation that sets the development apart from anything else in the area.

MOTION: Gary Spanner moved to recommend Vista Field should be redeveloped based upon the Lean Principles as generally proposed in the February 6, 2015 Draft Charrette Report; Lori Mattson seconded. With no further discussion, All in favor 10:0. Motion carried unanimously.

4. LOCAL CONTROLS “Public Retains Control:”

- Don Britain stated a pink zone is where there is less government involvement, which helps expedite the development for the better.
- Steve Simmons agrees with a pink zone and asked when the development builds out, will it have the same style.
- Mr. Peterson stated what makes downtowns interesting is the variety of styles. Lean means smaller, quaint buildings.
- Doug Brown asked if there was information pink zones, where a citizen can research the topic.
- Mr. Mehaffy stated it is a philosophical cutting of the red tape and the focus is on life and safety issues. It is a way to lower the threshold and is fiscally conservative.
- Greg McCormick, City of Kennewick Planning Director, stated the City has a site plan review process and there are pre approvals. Life and safety issues are always applied and the process side may see a savings in time.
- Mr. Peterson stated a pink zone my utilize something the City already has on record. City and Port staff need to work out the details on multi-blocks, that way each property owner does not have to work through issues individually.



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- Kris Watkins stated there needs to be a commitment from the Port for financials, as long as you have CCR Guidelines.
- Gary Spanner asked if there is a real estate company that wants to follow the Charrette recommendations, would the Port say no.
- Mr. Mehaffy stated Orenco Station was sold to another developer without the appropriate language and it had to be purchased back at double what it was sold for.
- Aaron Johnson asked how the Port would partner with a private developer.
- Mr. Mehaffy indicated the property would need to be sold to sub-developers with buyback clauses. Also, the Port would sell smaller pieces to developers with an ongoing relationship to nurture and develop the area.
- Aaron Johnson indicated it sounds as if the Port would serve as the Master Planner and asked what other agency has done that.
- Mr. Mehaffy stated several agencies have worked as Master Planners: City of Portland, Oregon Health Science University and Developers, Pike Place Market, and Granville Island in Arkansas are just a few examples.
- Aaron Johnson stated this precludes a larger developer will work to accomplish the plans. It puts the responsibility on the Port.
- Lori Mattson stated with the Port's limited staff, will the Port not hire extra help.
- Mr. Mehaffy stated the demand will grow as the project moves forward.
- Mark Smith stated while he supports the recommendation, in the off chance a deal came along that would be a win-win for everyone, it should be considered.

MOTION: Kirk Williamson moved to recommend the Port should serve as the master developer of Vista Field and should seek opportunities for partnership, as appropriate for the development; Lori Mattson seconded. With no further discussion, All in favor 10:0. Motion carried unanimously.

5. PARTNERSHIP “Public Agency Agreement:”

- Mr. Peterson stated this addresses the ongoing mechanics and when the development hits a snag, this outlines the mechanics for how issues are solved.
- Steve Simmons asked if there was a reason the City wouldn't want to enter into an agreement.
- Don Britain stated there is no objection to an agreement and it would be good to have in place.

MOTION: Kris Watkins moved to recommend the Port and City should enter into a formal, written agreement creating the framework for achieving the potential surfaced through the Charrette process to facilitate and encourage development in the Vista Field area; Kirk Williamson seconded. With no further discussion, All in favor 10:0. Motion carried unanimously.

APPROVAL PROCEDURES FRO MAY 18, 2015 MINUTES



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MOTION: Kirk Williamson moved to send May 18, 2015 Task Force Minutes electronically and allow for approval via proxy vote via email; Carl Adrian seconded. With no further discussion, All in favor 10:0. Motion carried unanimously.

CLOSING COMMENTS

Mr. Peterson thanked the Vista Vision Task Force Members and the citizens who took the opportunity each month and engaging in the process to create a unique, urban area for the Tri-Cities.

Don Britain thanked the members of the Vista Vision Task Force and the citizens for showing up and working the process.

Justin Raffa thanked the Port for the opportunity to engage in the Vista Field Process. He also thanked DPZ for their work and stated this is a once-in-a lifetime process. This project is bigger than everything and to plan for the future is amazing. He stated he is happy to make Tri-Cities his long term home.

PUBLIC COMMENT

No comments were made.

ADJOURNMENT

With no further business to bring before the Task Force; the meeting was adjourned at 5:05 p.m.

APPROVED:

VISTA VISION TASK FORCE

*Minutes approved by Consensus via
Email by the Vista Vision Task Force.*