



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
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October 3, 2017

Mr. Anthony Muai, AICP
Senior Planner, City of Kennewick
210 W. 6th Avenue
Kennewick, Washington 99336

RE: Adoption of the Vista Field Redevelopment Master Plan

Dear Mr. Muai:

Thank you for sending Growth Management Services notice of intent to adopt the Vista Field Redevelopment Master Plan. We received your materials on September 5, 2017 and processed them with Material ID 24090.

We would like to express our support for the Vista Field Redevelopment Master Plan. The City's collaboration with the Port of Kennewick included extensive public outreach and the Master Plan incorporates the community's vision for new development opportunity in the heart of Kennewick. The draft Plan reflects many of the planning goals of the Growth Management Act, including those regarding urban growth, reducing sprawl, economic development, citizen participation, and efficient multimodal transportation systems.

The Port's analysis indicates that the project will add hundreds of millions of dollars to the community's tax base while meeting a demand for new housing and commercial needs. The design principles supporting pedestrian-scaled architecture that is eclectic, climate-appropriate, and sensitive to local context is a great avenue to promote economic development through placemaking. We appreciate the project's focus on compact design and its emphasis on connectivity, walkability, and a variety of housing options. This focus will help ensure that the City responsibly invests in public facilities and infrastructure over the next 20 years while leveraging those investments already made in infrastructure near the city center.

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If you need any additional technical assistance on these issues, feel free to contact me at william.simpson@commerce.wa.gov or (509) 280-3602. We extend our continued support to the City of Kennewick in achieving the goals of growth management, and we wish you success as you implement the community's vision for Vista Field.

Sincerely,



William Simpson, AICP
Senior Planner, Growth Management Services
Washington State Department of Commerce

WS:lw

cc: Greg McCormick, AICP Director of Community Planning, City of Kennewick
Larry Peterson, Director of Planning & Development, Port of Kennewick
Mark Barkley, Assistant Director, Local Government Division
Mark McCaskill, AICP, Managing Director, Growth Management Services
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