

VISION

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

At the Port of Kennewick, our mission is to provide and support sound economic growth opportunities that create jobs and/or improve the quality of life of our district citizens. We seek to accomplish these objectives through collaboration with the private sector and with our jurisdictional partners including the cities of Kennewick, Richland, West Richland, Benton City, Benton County, and the Confederated Tribes of the Umatilla Indian Reservation. We believe our projects are much stronger and have a far better chance of reaching their full potential if done through teamwork and cooperation!

On Clover Island we are leveraging a state grant to upgrade the public boat launch and we're partnering with the U.S. Army Corps of Engineers to enhance more of the island's shoreline.

At Columbia Drive we purchased property and are now working with the City of Kennewick to transform this under-utilized waterfront area. Our goal is to create a vibrant business district with wineries, shops, restaurants, artwork, and a nature trail.

In Richland we are partnering with the city to identify ways to expand citizen and visitor access to Badger Mountain. And we are supporting West Richland's Urban Growth Area expansion; working to transform the port's former raceway property to accommodate Red Mountain's expanding wine industry.

At Vista Field we are working to enable a higher and better use of vital land at the region's commercial center—actively seeking public input to vision, plan, and redevelop this site into a modern new urban center that creates jobs, more businesses, and a central gathering place for generations to come.

At the Port of Kennewick, we are very optimistic about our projects and their potential benefits for our community. I invite you to join our team and to share your interests, views, and ideas for these and future projects—we want to hear from you!

Sincerely,

Don Barnes

President, Port of Kennewick Commission

Corps Considers Restoring Shoreline

Improvements for Habitat, Recreation & Economy

The Port of Kennewick and U.S. Army Corps of Engineers are working on a plan to restore Clover Island's shoreline to improve fish habitat and increase recreational access to the Columbia River. The Corps funds the first \$100,000 of a required phase one analysis; with the Corps and port splitting remaining costs in half. Corps officials believe they can restore nearly one-half a mile of shallow water habitat that was decimated by the Columbia River levees. The proposed work would benefit upper Columbia River spring chinook salmon, upper and mid-Columbia River steelhead and bull trout which are listed as threatened or endangered species. According to Tana Bader Inglima, port director of governmental relations & marketing, enhancing the shoreline also benefits the public and existing businesses, and better positions the Island for future economic development.



Phase one should be finished in late 2015, and the Corps would likely request phase two construction dollars during their 2016 fiscal year. "This a great partnership," said Bader Inglima. "When we get to phase two, the Corps covers 75 percent of the costs and the port does the rest. In fact, the Corps could spend up to \$5 million on the Clover island project."

Revitalizing Kennewick's Waterfront

Wine & Artisan Village Planned

The port and City of Kennewick are partnering to redevelop the Columbia River waterfront near Clover Island. The port acquired 16 of the 28 acres adjacent to Duffy's Pond and have been working for the past eight years to ready that neighborhood for redevelopment. In phase one, the city is constructing a wine-wastewater treatment facility, extending the public trail, and adding streetscaping to the site; with the port constructing three buildings to accommodate boutique production wineries. An architect has been hired and construction will begin in 2015.



The first step is to attract wine production and tasting rooms—serving as a reason for people to visit the site. As traffic increases, other businesses would follow. The goal is to transform that neighborhood with a family-friendly mix of restaurants, retail, residential, public and artisan spaces; including a nature trail which connects the site to Clover Island, the Sacagawea Heritage Trail, and both Kennewick and Pasco's historic downtowns. "We want to create a destination—a place to gather; to meet and visit; to be outdoors and active, to shop and dine and enjoy the river's scenic beauty," said Port Commission President Don Barnes. "Done correctly, Columbia Drive will create a vibrant waterfront district that adds jobs and boosts the local economy."

"The city's wine waste-water system creates a competitive advantage for this revitalization," said Tim Arntzen, port executive director. "We've received letters of interest from several wineries already. They are excited about the riverside location and access to city services will minimize their start-up costs." Due to strong interest so far, port officials are considering a second phase which could include a fourth building, parking, artisan spaces, or even selling land for private development.

Meet Your Commissioners



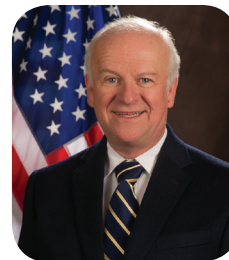
Don Barnes

serves as President for Port of Kennewick's Board of Commissioners. Don was appointed in 2012, elected in 2013, and represents District 1.



Skip Novakovich

serves as Vice President for Port of Kennewick's Board of Commissioners. Skip was elected in 2009 and represents District 3.



Thomas Moak

serves as Secretary for Port of Kennewick's Board of Commissioners. Tom was elected in 2013 and represents District 2.

Port of Kennewick Public Commission Meetings

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!

Port of Kennewick Commissioners

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Vista Field Redevelopment

Catalyst for Regional Benefits

In August, port staff held a community FAM (familiarization) tour for members of the consulting team, Duany Plater-Zyberk (DPZ). The FAM was used to educate DPZ's leadership team about our region, history, economic drivers, and existing amenities; to view the community during the active summer season; and to help them better understand varied perspectives as they prepare to lead the community visioning process for redeveloping the former Vista Field airport land. "One of the most surprising things we discovered was how important Vista Field's redevelopment is to Red Mountain," said Larry Peterson, port director of planning & development. "And how, if done well—by including quality restaurants, high-end hotels, and other amenities—that regional center will bring benefit to Red Mountain businesses by serving the wine and tourism industry."



West Richland seeks UGA Expansion

Port Property Strategically Located

The port owns the 92-acre, former Tri-City Raceway property off highway 224 just outside the City of West Richland. The land is strategically located for industrial and commercial development adjacent to the renowned Red Mountain wine appellation and the planned I-82/Red Mountain interchange. The city is working to include the land within its Urban Growth Area (UGA) boundary, which would allow them to extend services and annex the site.



The port wishes to be a catalyst to encourage private-sector business, jobs, and industrial expansion within the region. Port has been working with consultants to master plan the site, and port staff is undertaking necessary actions to ready the land for future development including: negotiating roadways, access, designations and easements; removing deed restrictions; coordinating plans with adjacent property owners; and annexation.

Investing in Clover Island

Boating Improvements Planned

The Clover Island boat launch is being improved to meet increased demand. Thanks to a \$238,000 state boating facilities grant, architectural, engineering and permitting work is underway. The project will add a restroom, paved staging and parking lot, landscaping, drinking fountain, lighting, and benches to the island's public launch site. In addition to these upland elements, the port will also rebuild the in-water ramps; replacing those 50-year-old structures to better serve the boating public.

Partners Consider Badger Mountain Access

Badger Mountain's ridgeline trails have become a popular local and visitor destination. The port recognizes that public trails and parks contribute to the communities' livability by attracting and retaining businesses and encouraging a healthy workforce. Responding to the City of Richland's desire to expand public access to the Badger Mountain trail system, Port of Kennewick has agreed to partner with the city to explore options for constructing a new trailhead parking lot. Additional designated parking would relieve residential street congestion and increase access to the Friends of Badger Mountain's newly expanded trail system. The Port's contribution of \$10,000 will assist the city with planning, scoping, outreach and design.

Approaching 100 Years

In 2015 Port of Kennewick will celebrate its 100th anniversary. It is the fifth-oldest port in Washington State.

In Washington, ports are special taxing districts charged with promoting trade and economic development.

In honor of the 100th anniversary a series of commemoration activities is planned throughout 2015.



Port invited to ATNI Convention

Tim Arntzen was asked to speak at the 61st Annual Affiliated Tribes of Northwest Indians (ATNI) Convention in Pendleton, Oregon in September. The annual ATNI convention brings together Tribal leaders from its 47-member Northwest Tribes to discuss activities of governance, commerce, and culture. Arntzen was asked to discuss the Port of Kennewick's formal Memorandum of Understanding (MOU) and partnership with the Confederated Tribes of the Umatilla Indian Reservation on activities of mutual interest.

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Shaping the Future of Vista Field

Public Input Wanted

Redevelopment of Vista Field is a once-in-a-lifetime opportunity. But make no mistake—redevelopment to full build-out will take many, many years. “We have one chance to get this right,” said Port Commission President, Don Barnes. “We have an opportunity, really an obligation, to work with top-notch design professionals, our public and private sector partners, and our citizens to create something truly outstanding for our community.”

The 103-acre, former airfield land is owned by the Port of Kennewick on behalf of the citizens. Since the airport’s closure a variety of transition activities have occurred, including City of Kennewick re-zoning the land from essential public facility to commercial regional. The port also installed runway closure markings, removed the underground fuel tanks, inventoried items of historic significance, completed an asbestos assessment, and researched the development sites shown below. Now, public meetings are scheduled and community involvement is encouraged.

Stakeholders have indicated a desire for parks, plazas, and water features; and support for a pay-as-you-go approach—looking to leverage the port’s land with private equity from developers, builders, or investors to create a special, family-oriented, pedestrian-friendly, centrally-located living, working, and gathering place for the region and future generations. All of this must be evaluated with regard to cost, feasibility, and community support—now is the time—the port’s consultants need to hear from you!

The meeting schedule is included online and on this page. You are welcomed to attend the meetings, visit the website: www.PortOfKennewick.org, or email comments to: VistaField@PortOfKennewick.org.



Photo: Palm Beach CVB

City Place, Palm Beach, Florida



Orenco Station, Hillsboro, Oregon



River Walk, San Antonio, Texas

Vista Field Public Input

Vista Vision Task Force

*Third Monday of each month**

3:00p to 5:00p

Tri-Cities Business & Visitor Center
7130 W. Grandridge Boulevard,
Kennewick, WA

**some dates may vary due to holidays verify
online: www.PortofKennewick.org/airport*

Master Plan Design Charrette:

6600 W. Deschutes, Building “B”
Kennewick, WA

November 10, 2014

5:00p to 8:00p Opening Presentation &
Pattern Language Review

November 12, 2014

9:00a to 10:30a Regional Context & Impacts
10:30a to 12:00noon Transportation & Infrastructure
1:00p to 2:30p Development Program
& Mix of Uses
3:00p to 5:00p Public Open Space & Public Art
6:00p to 7:00p Design Walk-Through
(work of the day recap)

November 13, 2014

9:00a to 10:30a Architecture & Urban Design
11:00a to 12:30p Development Economics,
Finance & Implementation
6:00p to 7:30p Mid-Term Pin-Up
(recap of all sessions)

November 15, 2014

3:00p to 5:00p Closing Presentation

Additional information is available at:
www.PortOfKennewick.org/airport

Send public comments to:
VistaField@PortOfKennewick.org

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!