



## 2021-2022 WORK PLAN

Public Meeting  
Port Commission Chambers  
October 13, 2020 2:00 p.m.

Approved by Resolution 2020-20  
October 13, 2020

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## PROSPECTIVE VISION

- **Follow direction established by 2016 Comprehensive Scheme of Development and Harbor Improvements as amended in 2017 and 2019**
- **The Port is an economic development entity focused on redevelopment**
- **Undertake Vista Field Redevelopment**
- **Continue with Kennewick Waterfront District projects: Columbia Drive — Wine & Artisan Village and Clover Island - Shoreline Improvements "1135 Program"**
- **Pursue projects with development partners demonstrating support (match funding, political support and enthusiasm)**
- Pursue fewer projects while selecting projects with the greatest benefit to the community
- Realize & support economic development opportunities with wine, culinary & tourism industry
- Continue to pursue grant funding opportunities
- Remain focused on containing operational expenses
- A strong focus must be placed on successfully running daily Port operations
- Remain solidly focused on the Port's core business and established priorities; not swayed by the oscillating influence of external entities

**ACHIEVEMENTS ( Oct. 1, 2018—Sept. 30 2020 )****PRIORITY PROJECTS****VISTA FIELD REDEVELOPMENT**

- ☑ Secured \$5,000,000 private placement bond with favorable terms to the Port for Vista Field redevelopment
- ☑ Completed design, obtained all permits and bid and awarded Phase #1A infrastructure contract to Total Site Services (\$4,905,0560)
- ☑ Substantial completion of Phase #1A infrastructure including roads, utilities and landscaping
- ☑ Identified potential members and formalized the “Vista Field Team” and refinement of design and development
- ☑ Completed and implemented the Vista Field branding
- ☑ Requested and obtained City of Kennewick approval to utilize street names identified through the branding process
- ☑ Secured integrity of Vista Field master plan through brokered agreement with the City of Kennewick to ensure Fire Station #3 building and roadway design are complementary to new urbanism principles

**KENNEWICK WATERFRONT****AREA-WIDE**

- ☑ Initiated Waterfront District master planning effort with Makers Urban Design to update and consolidate vision for the Port’s Clover Island and Columbia Drive properties (30% complete)

**CLOVER ISLAND**

- ☑ U.S.A.C.E. 1135 Program design coordination with Corps, plans completed, bidding process schedule for fall 2020
- ☑ Negotiated new lease with Cedars to retain that iconic business and ensure vibrancy for Clover Island
- ☑ Marina at 100% occupancy

**COLUMBIA DRIVE**

- ☑ Phase #2A loop roadway, utilities, 30-space parking lot & food truck plaza improvements completed
- ☑ Phase #2B tasting room building and 24-space parking lot completed
- ☑ Secured leases with Gordon Estates and Cave B wineries
- ☑ Phase #2C bus shelter and “aspirations” artwork installations completed
- ☑ Internal lighting installed in “Rolling Mass” aka the bus shelter
- ☑ Orchestrated development and operation of the Columbia Gardens Food Truck cluster (currently 5-6 regular vendors) and installation of shade structure

**ACHIEVEMENTS ( Oct. 1, 2018—Sept. 30, 2020 )****RICHLAND PROJECT**

- ☒ Executed Interlocal Agreement with City of Richland for Columbia Park Trail “road diet” improvements benefiting the Port’s prior Spaulding Business Park redevelopment effort (\$800,000)

**WEST RICHLAND PARK**

- ☒ Closed 2.00 ac Land Sale (Benton County Fire Protection District #4) - \$10,000
- ☒ Closed 92.61 ac Land Sale (City of West Richland) - \$1,800,000

**OTHER PROJECTS/PROPERTIES****SOUTHRIDGE**

- ☒ Closed 8.50 ac Land Sale (Czebotar & Peterson Properties, LLC) - \$1,300,000

**OAK STREET INDUSTRIAL PARK**

- ☒ Closed 12.00 ac Land Sale (Three Rivers Acquisitions, LLC) - \$375,000
- ☒ Development Buildings A, B & C at 97% occupancy

**FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL**

- ☒ Renewed lease with Greenbrier Rail Services

**DISTRICT WIDE**

- ☒ Pandemic response and thoughtful, strategic management during global pandemic. Unprecedented times required CEO to manage a complex situation to ensure port is following best practices to keep staff and public safe, and to demonstrate compliance, transparency, and sensitivity by the port as an institution
- ☒ Washington State Auditor issued another clean audit report with no findings for the Port of Kennewick
- ☒ Complete revision and update of the Port’s website
- ☒ Technology enhancements included Just FOIA public records tracking software; as well as new audio-visual equipment and AV Capture All digital meeting software with the renovation of the Commission chambers
- ☒ Office improvements: Coordinated a seamless and successful installation of and carpeting for the port offices and commission chambers
- ☒ Continued Energy Conservation Efforts by replacing incandescent Clover Island roadway and parking lot lights with LED components
- ☒ Asset Maintenance and Improvement efforts included replacement of five rooftop HVAC units at the Oak Street Industrial Development Building A

## WORK IN PROGRESS

### PRIORITY PROJECTS

- **Remaining functional and productive while protecting the public and employees during the COVID-19 Pandemic**

#### VISTA FIELD REDEVELOPMENT

- Phase #1A - Final Completion & Closeout Process
- Phase #1A - Coordination with Vista Field Team regarding use, design, marketing and pricing and property owners association formation issues
- Consideration of Deschutes Hanger reuse/identification of optional development

#### KENNEWICK HISTORIC WATERFRONT DISTRICT AREA-WIDE

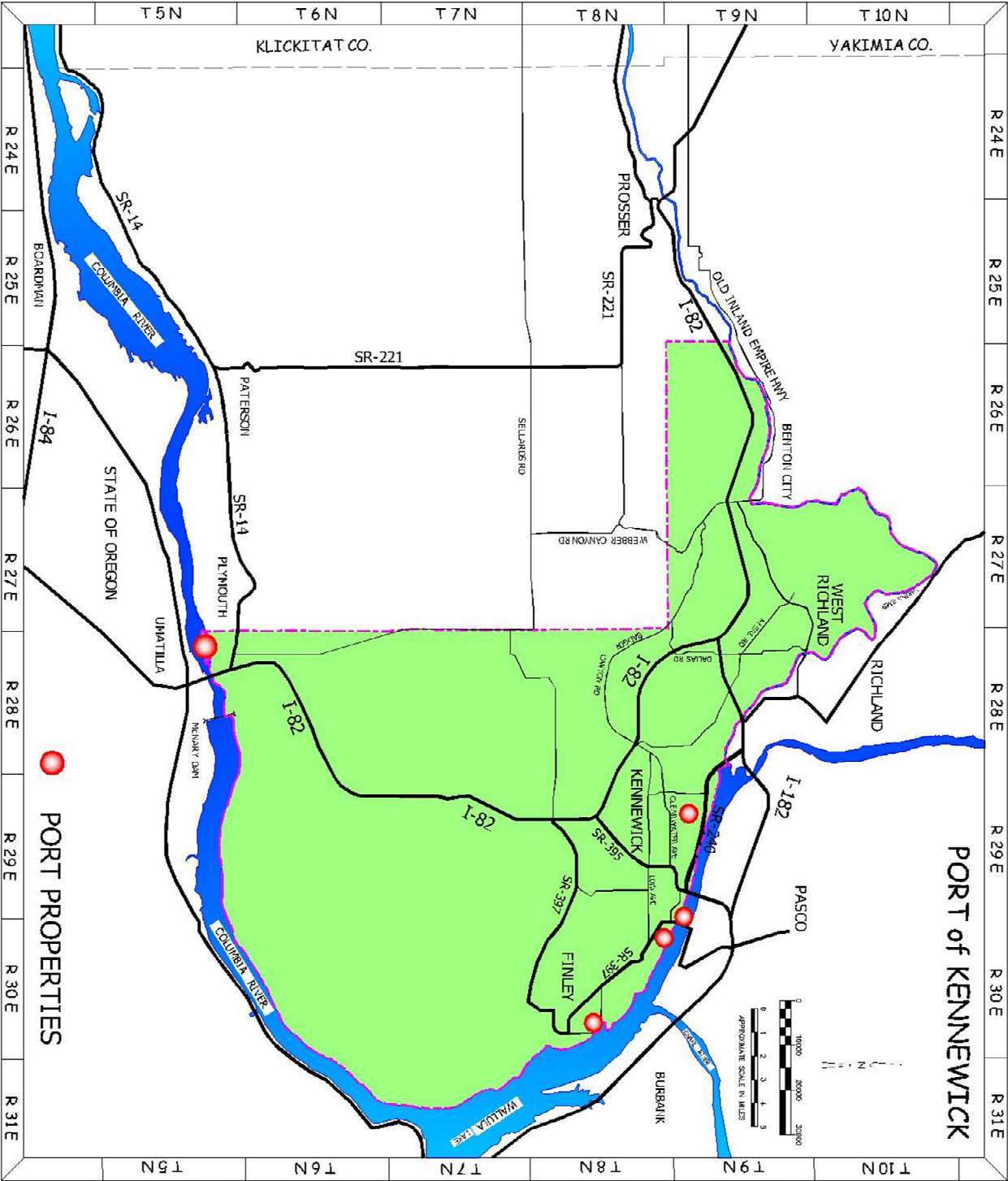
- Historic Waterfront District Master Planning process

#### **CLOVER ISLAND**

- U.S.A.C.E. 1135 Program coordination & participation
- RCO grant coordination for shoreline improvements
- Oversight of City of Kennewick RCCF for 1135 project

#### **COLUMBIA DRIVE**

- Phase #2D - Bathroom shipping container fabrication and installation
- Food Truck cluster coordination
- Duffy's Pond and tenant enhancement efforts



## VISTA FIELD REDEVELOPMENT

- 103± Acres Combined
- Zoning: UMU (Urban Mixed Use)
- Municipal Services Available (Phase #1 infrastructure completed)

### STRENGTHS

- Centrally located in the Tri-Cities, surrounded by vibrant commercial district (Columbia Center Mall) and adjacent to the Three Rivers Entertainment District (Toyota Center Coliseum, Three Rivers Convention Center and Tri-Cities Business & Visitor Center)
- Located within “Opportunity Zone” per 2017 Tax Cuts & Jobs Act
- Entitlement secured via 2017 City of Kennewick Development Agreement

### CHALLENGES

- ✱ Undertaking massive redevelopment effort while balancing district-wide objectives
- Limited financial resources
- Establishing a new land use and development paradigm in the community

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Vista Field Redevelopment-Loan Repayment - \$900,000 ®
- ☐ Identify scope and funding partners, then initiate a To Be Determined RCCF project (\$3,785,000 RCCF) ®
- ☐ Matching funds for roadway adjacent Fire Station #3 - \$125,000
- ☐ Vista Field Irrigation Well including connection to existing system - \$250,000
- ☐ Vista Field Team (supporting Commission efforts) - \$150,000 ®
- ☐ Vista Field Redevelopment-Traffic Mitigation fund - \$100,000 ®
- ☐ Vista Field Redevelopment-Property Maintenance Organization fund - \$200,000 ®
- ☐ Market properties through RFP process & review proposals through the Collaborative Design Process ®

Existing Contractual Obligation  
Support Previously Expressed  
 ® **Revenue Generation Potential**





## KENNEWICK HISTORIC WATERFRONT DISTRICT

- Clover Island 16 Acres; Columbia Drive 15.32 acres
- Zoning: Clover Island CM (Commercial Marina); Columbia Drive UMU (Urban Mixed Use)
- Municipal Services: water, sewer, electricity, natural gas and wireless coverage

### STRENGTHS

- Unique waterfront property with tourism opportunities - lighthouse, gateway, marine, public plazas, shoreline trails, public art amenities & food truck cluster with commercial & recreational opportunities
- Located within "Opportunity Zone" per 2017 Tax Cuts & Jobs Act
- City, County & Port partnership for Columbia Drive Wine & Artisan Village Development

### CHALLENGES

- ✱ Balancing focus on both Kennewick waterfront and Vista Field redevelopment priority projects
- Clover Island Shoreline work must be completed before private sector development occurs
- Surrounded by blighted neighborhoods consisting of residential, low-income, commercial-general and light industrial business-use properties

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

#### OVERALL AREA

- ☐ **Complete Historic Waterfront District Master Plan - \$50,000** (carry-over from 2019/2020 budget) ®

#### CLOVER ISLAND

- ☐ **Shoreline Restoration design assistance & construction matching funds (USACE 1135 Program) - \$1,000,000** ® (Port funds augment \$500,000 RCO grant & \$1,000,000 City of Kennewick)
- **Hold Clover Island properties until completion of USACE shoreline restoration and of Port's overall waterfront plan**

#### COLUMBIA DRIVE

- ☐ **Complete in-water and upland improvements (Phase #2D shipping container bath-room, August 2020 Duffy's Pond Plan, Kiwanis' community playground - \$450,000**
- ☐ **Support City of Kennewick Washington Street enhancements - \$500,000**
- ☐ **Establish design and marketing expectations based Historic Waterfront Master Plan then market opportunities to the private sector development (sale or lease) ®**

Existing Contractual Obligation  
Support Previously Expressed  
 ® **Revenue Generation Potential**





## OAK STREET INDUSTRIAL PARK

- 62+ Acres
- Zoning: City of Kennewick - IH (Industrial Heavy)  
Benton County - LI (Light Industrial)
- Municipal Services: water, sewer and electricity available

### STRENGTHS

- Close to SR 397; flat topography; all municipal utilities available to incorporated parcels

### CHALLENGES

- ✱ Kennewick Waterfront and Vista Field redevelopment priority projects require most of Port resources
- Poor visibility; no rail access; high ground water; perceived as isolated
- Municipal utilities unavailable to land located in county

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Continue to actively market Development Buildings A, B, C and D as available for lease ®
- ☐ Ordinary property maintenance activities during 2021-2022 period
- Market for sale all vacant/ag parcels ®

Existing Contractual Obligation  
Support Previously Expressed  
® Revenue Generation Potential





## VISTA FIELD DEVELOPMENT BUILDINGS

- 3.73 acres
- Zoning: City of Kennewick - IL (Industrial Light)
- All municipal services available

### STRENGTHS

- Centrally located in the Tri-Cities, surrounded by vibrant commercial district
- VFDF-A Building rehabilitation/remodel work completed September 2016

### CHALLENGES

- ✱ Kennewick Waterfront and Vista Field redevelopment priority projects require most of Port resources

#### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ VFDF buildings A & B exterior and site improvements - \$600,000 ®
- ☐ Continue to actively market Development Buildings A & B as available for lease ®

Existing Contractual Obligation  
Support Previously Expressed  
® **Revenue Generation Potential**



**FINLEY (TWIN TRACKS & HEDGES LAGOON)****TWIN TRACKS:**

- 113.48 acres
- Zoning: Benton County - HI (Heavy Industrial)
- Utility Services: ground well, electricity and natural gas available

**HEDGES LAGOON:****STRENGTHS**

- Current dual rail service (Twin Tracks)

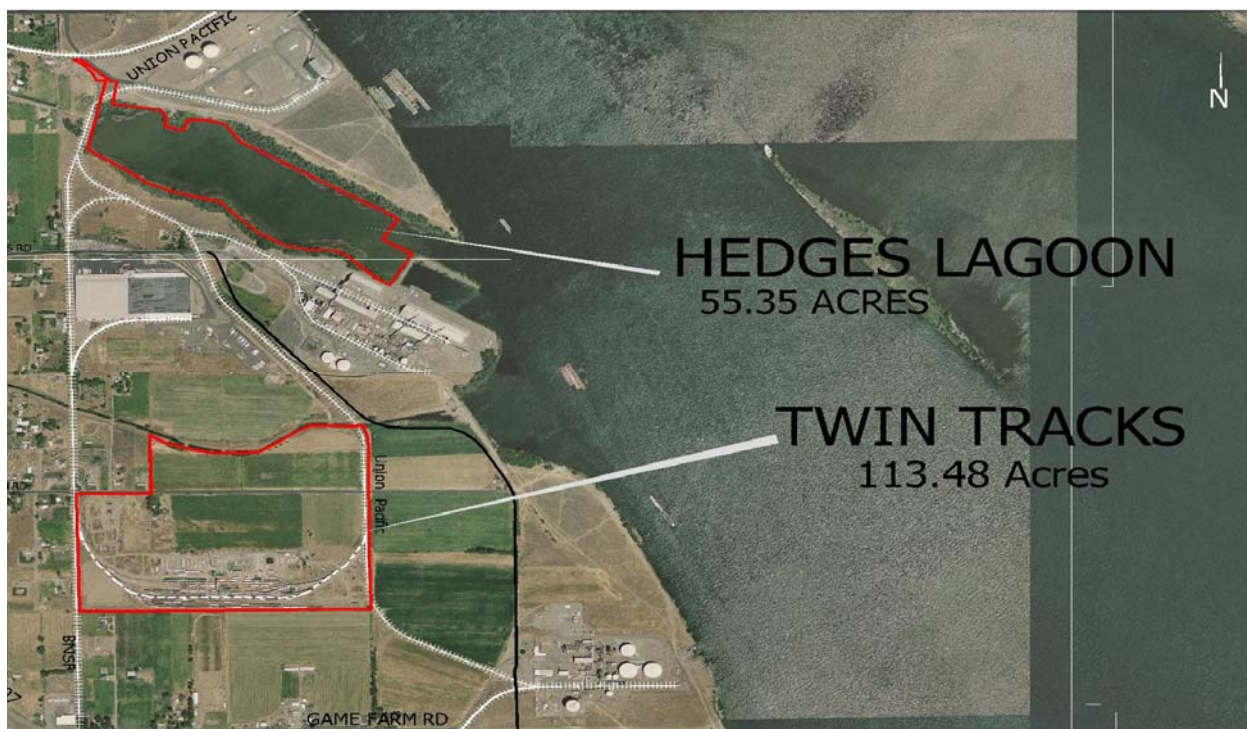
**CHALLENGES**

- ✱ Kennewick Waterfront and Vista Field redevelopment priority projects require most of Port resources
- No municipal utilities and adjacent to existing & expanding residential (Twin Tracks)

**SUGGESTED WORK & PROPERTY MANAGEMENT PLAN**

- ☐ Ordinary property maintenance activities during 2021-2022 period
- **Hold Hedges Lagoon as stewards of this land in recognition of the Port's MOU with the CTUIR**

Existing Contractual Obligation  
Support Previously Committed  
® **Revenue Generation Potential**





## PLYMOUTH ISLAND

- 157+ Acres
- Zoning: Benton County - P (Park District) and HI (Heavy Industrial)
- Municipal Services: ground wells and power available

### STRENGTHS

- Near Interstate 82 and State Route 14

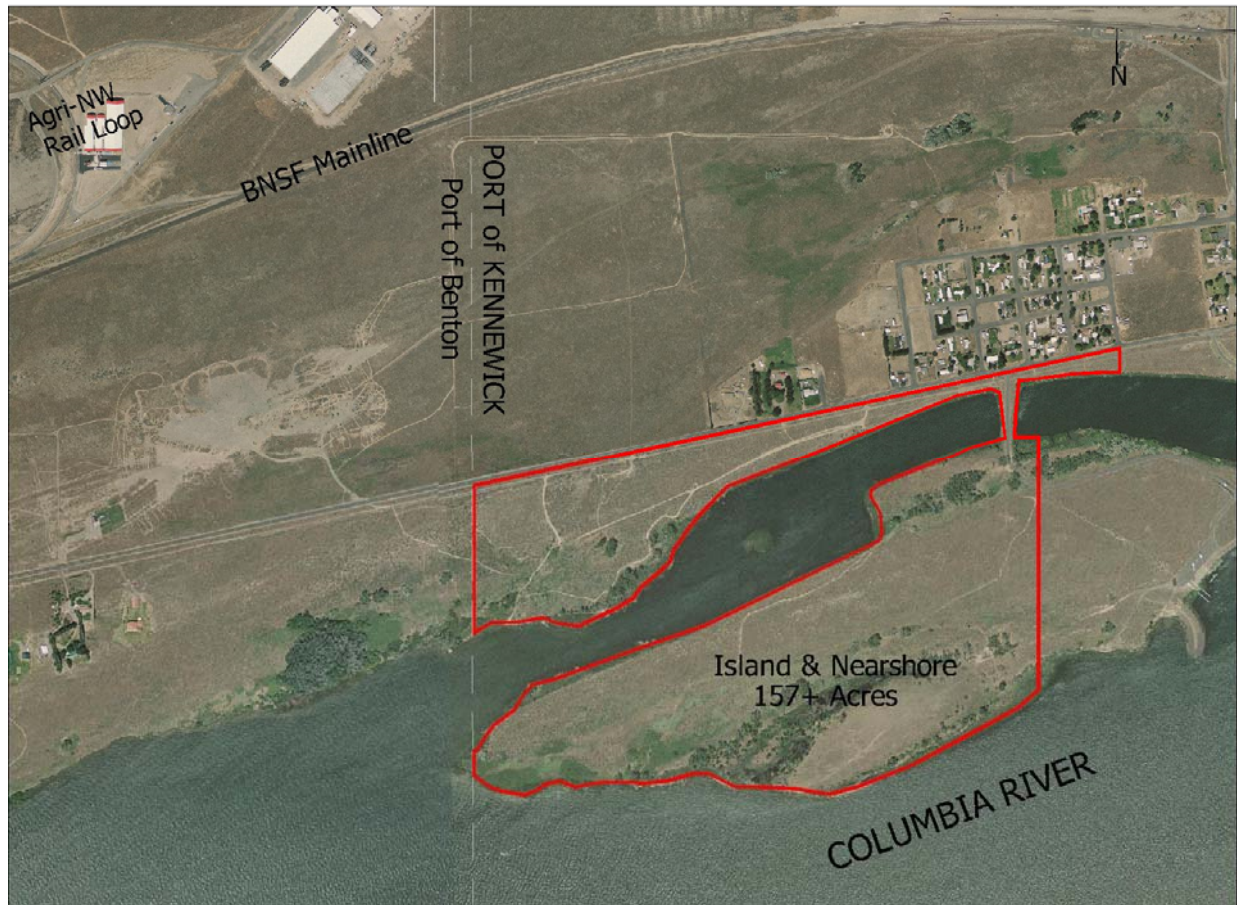
### CHALLENGES

- ✱ Kennewick Waterfront and Vista Field redevelopment priority projects require most of Port resources
- Cultural resource protections on island areas and nearshore
- No Municipal Water or Sewer

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Ordinary property maintenance activities during 2021-2022 period
- **Hold as stewards of this land in recognition of the Port's MOU with the CTUIR**

*Existing Contractual Obligation*  
*Support Previously Expressed*  
® **Revenue Generation Potential**



## DISTRICT - WIDE WORK PLAN PROJECTS

### SUGGESTED WORK PLAN

- ☐ Remain focused on the day-to-day efforts to operate a successful Port District
- ☐ Complete projects authorized in 2019-2020 Budget
- ☐ **Pursue grant funding as appropriate** ®
- ☐ Support City of Richland's Columbia Park Trail "Road Diet" project (carry-over from 2019/2020 Budget) - \$800,000
- ☐ Support City of Richland and Kennewick efforts to extend Center Parkway roadway from Gage Boulevard to Tapteal Drive via Interlocal Agreement - \$400,000
- ☐ **Port asset replacement program (building upkeep & annual maintenance) - \$500,000** ®
- ☐ **Opportunity fund for yet to be identified small projects (either Port or outside agency) - \$300,000** ® *[dependent upon project(s) selected]*
- ☐ Miscellaneous capital - **\$100,000**
- ☐ Pursue water rights transfer from City of West Richland to Benton County (Fairgrounds) and Port properties (Vista Field)
- ☐ Due to favorable terms given to the City of West Richland in the Tri-City Raceway land sale, involvement in West Richland will be limited to observations and non-financial support when consistent with Port's sprawl avoidance philosophy
- ☐ Continue strengthening governmental relationships with CTUIR
- ☐ Continue strengthening governmental relationships with jurisdictional partners: City of Kennewick, City of Richland, City of West Richland, City of Benton City and Benton County

Existing Contractual Obligation  
Support Previously Expressed  
 ® **Revenue Generation Potential**



## 2021/2022 Capital Projects

Location	Item	2020 "Carry-Over" Amount	2021-2022 Work Plan Amount	2021-2022 Work Plan Cumulative	TOTALS {2019-2022} by Location
Vista Field	Debt Service (\$5,000,000 construction loan)		\$900,000	\$900,000	\$5,510,000
Vista Field	RCCF Vista Field-To Be Determined Project(s)		\$3,785,000	\$4,685,000	
Vista Field	COK Fire Station #3		\$125,000	\$4,810,000	
Vista Field	Daybreak Commons Well (design & installation)		\$250,000	\$5,060,000	
Vista Field	Vista Field Team (design review assistance)		\$150,000	\$5,210,000	
Vista Field	Traffic Mitigation fund (reserve for future mitigation)		\$100,000	\$5,310,000	
Vista Field	Property Owners Maintenance funds (100% initial responsibility)		\$200,000	\$5,510,000	
Waterfront District	Clover Island Shoreline Improvement (1135 program match)	\$1,250,000	\$1,000,000	\$6,510,000	\$3,250,000
Waterfront District	Historic Waterfront District Master Plan		\$50,000	\$6,560,000	
Waterfront District	Columbia Gardens (shipping container bathroom, Duffy's Pond Plan, Kiwanis' community playground)		\$450,000	\$7,010,000	
Waterfront District	Washington Street (city led improvements)		\$500,000	\$7,510,000	
Oak Street			\$0	\$7,510,000	\$0
VFDF	Buildings A & B (exterior and site improvements)		\$600,000	\$8,110,000	\$600,000
Twin Tracks/Hedges			\$0	\$8,110,000	\$0
Plymouth			\$0	\$8,110,000	\$0
Richland	Columbia Park Trail-Road Diet (city led improvements)	\$800,000			\$1,200,000
Richland	Center Parkway-Roadway Extension (city led improvements)		\$400,000	\$8,510,000	
District-Wide	Opportunity Fund		\$300,000	\$8,810,000	\$900,000
District-Wide	Asset Replacement		\$500,000	\$9,310,000	
District-Wide	Miscellaneous Capital		\$100,000	\$9,410,000	
TOTAL		\$2,050,000	\$9,410,000		\$11,460,000

***PORT OF KENNEWICK***

***Resolution No. 2020-20***

***A RESOLUTION OF THE PORT OF KENNEWICK  
BOARD OF COMMISSIONERS ADOPTING THE 2021-2022 WORK PLAN***

**WHEREAS**, the Port of Kennewick Commission conducted a Planning Workshop at its Regular Meeting on Tuesday, September 22, 2020, to receive public input and discuss in open session proposed plans and development policies to be undertaken and implemented in calendar years 2021-2022; and

**WHEREAS**, following input from the public and discussion amongst the Commission, the Commission requested additions and modifications to the Work Plan presented by staff; and

**WHEREAS**, the requested additions and modifications have been incorporated into the document titled "Port of Kennewick 2021-2022 Work Plan".

**NOW, THEREFORE, BE IT HEREBY RESOLVED** the Board of Commissioners of the Port of Kennewick hereby adopts the 2021-2022 Work Plan as attached hereto and identified as "Exhibit A"; and further authorize the port Chief Executive Officer to take all actions necessary to implement this Work Plan.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 13th day of October, 2020.

***PORT of KENNEWICK  
BOARD of COMMISSIONERS***

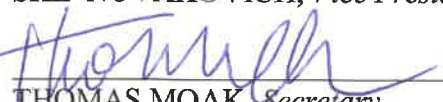
By:

  
DON BARNES, *President*

By:

  
SKIP NOVAKOVICH, *Vice President*

By:

  
THOMAS MOAK, *Secretary*