



2025-2026 WORK PLAN

Approved by Resolution 2024-22
October 8, 2024

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PROSPECTIVE VISION

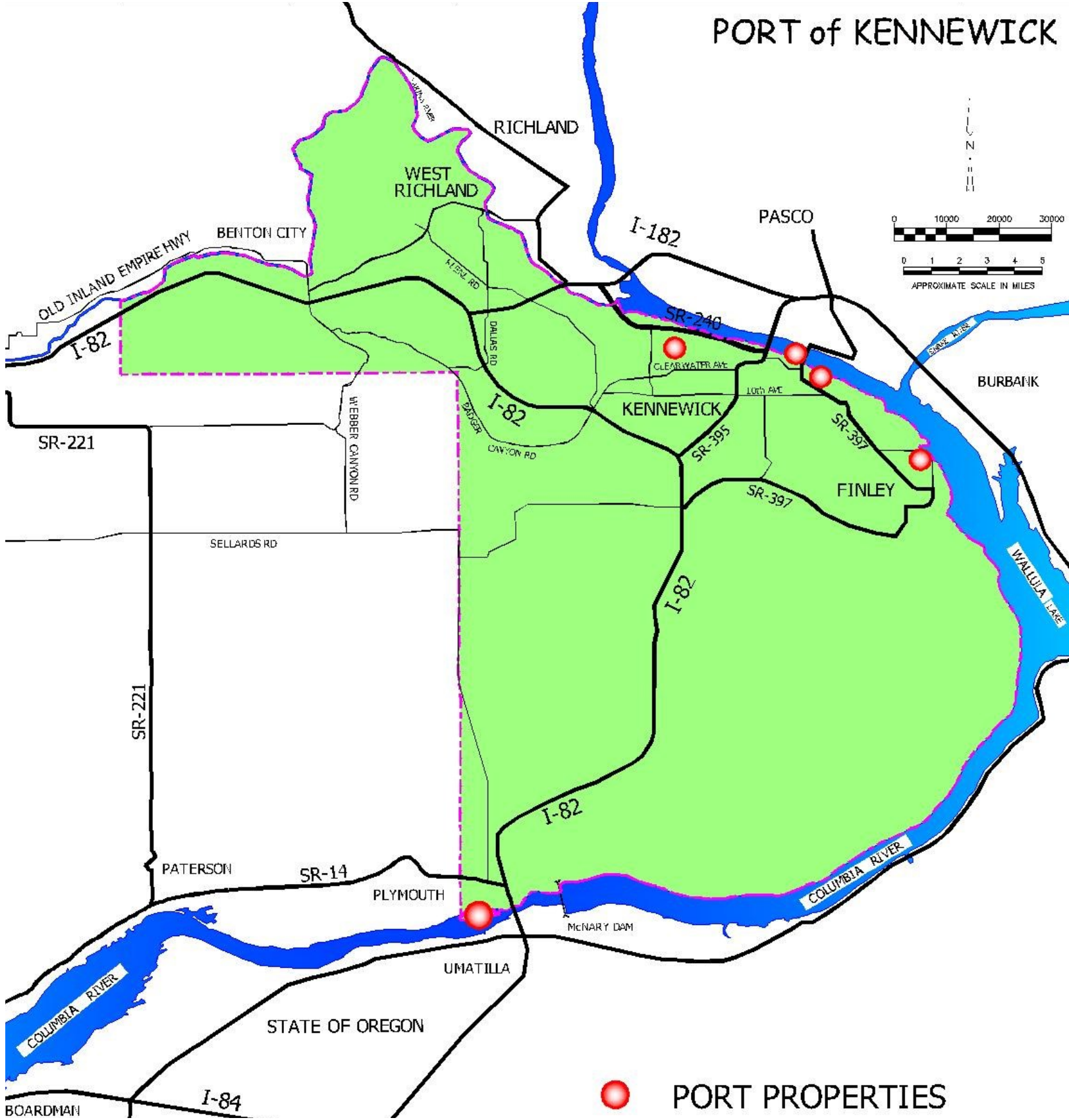
- **The Port is an economic development entity focused on redevelopment.**
- **The redevelopment role avoids duplicating private sector efforts while both invigorating areas of the district lagging in private sector investment and forging a economically sustainable development pattern.**
- **Acknowledge the enormity of the Vista Field Redevelopment project and the significance of this effort to the entire Port district and larger Tri-City area.**
- **Follow direction established by 2016 Comprehensive Scheme of Development and Harbor Improvements as amended in 2017 and 2019.**
- **Continue with Kennewick Waterfront District projects: Columbia Drive — Wine & Artisan Village and Clover Island Improvements.**
- **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.

CAPITAL EXPENDITURE SUMMARY

Dated: September 16, 2024

2025/2026 DRAFT CAPITAL BUDGET		
Vista Field	Infrastructure West Construction (BlueChart Block #1)	\$ 2,300,000
Vista Field	Joint-Use Parking Lot Construction (Pavilions)	\$ 1,000,000
Vista Field	Joint-Use Parking Lot Construction (Woonerf-North)	\$ 150,000
Vista Field	Joint-Use Parking Lot Construction (Lots 23-25)	\$ 400,000
Vista Field	Joint-Use Parking Lot Construction (Woonerf-South)	\$ 225,000
Vista Field	Joint-Use Parking Lot Construction (Brockman)	\$ 750,000
Vista Field	Infrastructure East Construction (BlueChart Block #2)	\$ 2,300,000
Vista Field	Infrastructure East Street Construction (Grandridge & Vista Field Blvds.)	\$ 1,600,000
Vista Field	Daybreak Commons Phase #1 Construction	\$ 1,500,000
Vista Field	Team {Town Architect, Project Design}	\$ 300,000
Vista Field [VFDF]	Exterior Building Improvements (estimated carryover)	\$ 200,000
District-wide	Art Project/Installation	\$ 100,000
District-wide	Opportunity Fund	\$ 125,000
District-wide	Asset Replacement	\$ 400,000
TOTAL		\$ 11,350,000

PORT of KENNEWICK



VISTA FIELD REDEVELOPMENT

- 103± Acres Combined
- Zoning/Utilities: UMU (Urban Mixed Use) with all Municipal Services

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

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

- ☐ Infrastructure West Construction (BlueChart Block #1) \$2,300,000[®]
- ☐ Joint-Use Parking Lot Construction (Pavilions) \$1,000,000 {RCCF}
- ☐ Joint-Use Parking Lot Construction (Woonerf-North) \$150,000
- ☐ Joint-Use Parking Lot Construction (Lot 23-25) \$400,000
- ☐ Joint-Use Parking Lot Construction (Woonerf-South) \$225,000
- ☐ Joint-Use Parking Lot Construction (Brockman) \$750,000
- ☐ Infrastructure East Construction (BlueChart Block #2) \$2,300,000[®]
- ☐ Infrastructure Grandridge Blvd. Construction \$1,600,000 {RCCF} [®]
- ☐ Daybreak Commons Phase #1 Construction \$1,500,000[®]
- ☐ Vista Field Team (supporting marketing efforts) - \$300,000 [®]

Remain true to the community’s vision remembering the initial steps, whether positive or negative, set the tone for the entire project.

Patience during the next two years coupled with strategic decision making will yield positive results for decades.

- Provide Support & Oversight to Previously Approved Land Sales
- Market properties through RFP process & review proposals through the Collaborative Design Process [®]

Existing/Pending Contractual Obligation
Support Previously Expressed
[®] **Revenue Generation Potential**



KENNEWICK HISTORIC WATERFRONT DISTRICT (Clover Island & Columbia Drive)

- Clover Island 16 Acres; Columbia Drive 15.26 acres
- Zoning/Utilities: Clover Island CM (Commercial Marina); Columbia Drive UMU (Urban

STRENGTHS

- Unique waterfront property with tourism opportunities - lighthouse, gateway, marina, public plazas, shoreline trails, public art amenities, wine tasting rooms & food truck cluster with commercial & recreational opportunities
- Located within “Opportunity Zone” per 2017 Tax Cuts & Jobs Act

CHALLENGES

- ✱ Balancing focus on both Kennewick waterfront and Vista Field redevelopment priority projects
- Surrounded by blighted neighborhoods consisting of residential, low-income, commercial-general and light industrial business-use properties
- Inconsistent design development standards within the surrounding area

SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

CLOVER ISLAND

- Respond to private sector development inquiries on N.W. corner and Cedars West parcels (land lease) ®
- Hold parcel adjacent Gathering Place to accommodate/support development of north shoreline parcels.

COLUMBIA DRIVE

- Respond to private sector development inquiries on Columbia Gardens, Willows & Cable Greens parcels (sale or lease) ®

Existing /Pending Contractual Obligation
Support Previously Expressed
® Revenue Generation Potential



VISTA FIELD — VFDF**OAK STREET****FINLEY**

(Twin Tracks & Hedges Lagoon)

**PLYMOUTH ISLAND****SUGGESTED WORK & PROPERTY MANAGEMENT PLAN**

- ☐ VFDF buildings A & B exterior improvements (estimated carryover)- \$200,000 ®
- **Market available VFDF and Oak Street building space and respond to private sector development inquiries on Oak Street parcels not identified for retention in Comprehensive Scheme ®**
- **Hold Hedges lagoon as stewards in recognition of the Port's MOU w/CTUIR and Pursue CTUIR inquiry regarding transfer of Plymouth island to CTUIR**

*Existing/Pending 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 2023-2024 Budget
- ☐ Pursue grant funding as appropriate ®
- ☐ Port asset replacement program (building upkeep & annual maintenance) - \$400,000 ®
- ☐ Opportunity fund for yet to be identified small projects (either Port or outside agency) - \$125,000 *{of which \$25,000 committed to Cable Bridge Lighting effort}* [potential ® dependent upon project(s) selected]
- ☐ Support Artwork Installation - \$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/Pending Contractual Obligation

Support Previously Expressed

® Revenue Generation Potential