

VISION

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

Eye Doctors Focus on Vista Field Clinic, Optical Shop & Tenant Space Planned

The third private-sector construction project at Vista Field started in early May with a groundbreaking celebration.

Columbia Point Eye Care clinic owners, Dr. Brandon Furness and Dr. Royce Barney, are constructing a 7,000-square-foot building at 6737 Azure Drive featuring dedicated medical offices, optical retail and approximately 1,500 square feet of retail tenant space.

Construction is anticipated to be completed by the end of the year.

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S U M M E R 2 0 2 5

Message From the Commission President

As we celebrate our 110th anniversary this year, I am reminded of the port's numerous economic development projects and significant investments throughout our district, including those to support efforts by our city partners.

In West Richland, we invested in the Yakima River Gateway project, which enhanced the city's entrance and created a new public park with access to the river.

Port actions also saved West Richland's police station bond. We worked to expand the county's urban growth area boundary to encompass port-owned land, removed deed restrictions and annexed that property into the city limits. We then sold that land to the city at a substantial discount and sold a separate parcel to Benton County Fire District #4. Those actions enabled emergency services for a rapidly expanding commercial and residential area of West Richland.

We've financially supported Richland's Center Parkway extension, a community parking lot at Badger Mountain and the Island View Road and utility improvements. We also collaborated with Richland to create the Spaulding Business Park.

In Benton City, we helped fund several master planning and community marketing endeavors.

In Kennewick, we provided funding to support the city's Washington Street improvements, did a land swap and supported local revitalization financing to spur development at Southridge. We also assisted with utility extensions and road improvements associated with Vista Field's redevelopment.

On the following pages, you will find highlights of several of our current initiatives as we continue to work for you.



Skip Novakovich
President, Port of Kennewick
Board of Commissioners

Port of Kennewick Public Commission Meetings

Meetings are held the second and fourth Tuesdays of each month at 2 p.m. Visit PortofKennewick.org for meeting/location details, agendas and any schedule changes.

Cover Photo: Shovels in place for the May 13 Columbia Point Eye Care groundbreaking celebration at Vista Field.

Eye Doctors Focus on Vista Field

Continued From Cover

"This will be a signature building for Vista Field, creating a medical center, a retail optical shop and leasable tenant space. So, we are getting several businesses with this one building," said Amber Hanchette, the port's director of real estate.

Columbia Point Eye Care is the first medical facility to come to Vista Field, creating a natural transition between future Vista Field residential development and activities closer to the water feature and open-air pavilions.

Nearly half of the phase one parcels at Vista Field are now sold or pending for residential, retail and commercial space.



Dr. Brandon Furness and Dr. Royce Barney, owners of Columbia Point Eye Care, address attendees and turn ceremonial shovels of dirt with port officials and special guests at the May 13 celebration for their new building under construction at Vista Field.



Learn more about the Vista Field development and view available parcels at VistaField.com.



Skip Novakovich
Commission President



Ken Hohenberg
Commission Vice President



Thomas Moak
Commission Secretary

Blueberry Bridal Says Yes to Vista Field

Groundbreaking Event Celebrated

Blueberry Bridal Boutique is coming to Vista Field. Owner Amber Keller purchased Lot 18 at 625 Crosswind Boulevard from Port of Kennewick earlier this year.

A groundbreaking event was held in mid-April, marking the second private-sector construction project at Vista Field. Kuki Izakaya, a Japanese restaurant, broke ground in late 2024.

Keller plans to complete construction of the bridal boutique in late 2025.

"We are delighted to welcome Blueberry Bridal to Vista Field," said Tim Arntzen, port CEO. "Ms. Keller was the first business to express interest to the port team. She has fully embraced the community's vision for this urban town center and thoughtfully designed her bridal shop as a destination boutique retailer."

The 4,000-square-foot wedding shop will feature a gallery with designer gowns, veils, headpieces, jewelry and shoes, as well as suit and tuxedo rentals. Plans also include a mezzanine and viewing and photography areas. Keller also plans to offer limited private event space.



Amber Keller, owner of Blueberry Bridal (center, wearing white sunglasses), kicks off construction in style at the April 17 groundbreaking ceremony, along with her niece, port commissioners and staff, and other city and county elected officials.

Vista Field Investment Continues

Parking & Utilities Are Critical Infrastructure

The port is making parking and utility improvements to attract additional businesses to Vista Field. These improvements around Azure Drive are funded with a \$1 million grant from Benton County's Rural County Capital Fund and a \$325,000 grant from the Hanford Area Economic Investment Fund.

The project will create 133 paved parking spaces, including 27 Level 2 electric vehicle charging stations. Work will also include extending water, sewer and electric utilities and installing landscaping and lighting.

Once crews complete the parking and utility improvements in spring 2026, the public-use Vista Field pavilions will be available for rent to host group activities and community events.



HANFORD AREA ECONOMIC INVESTMENT FUND

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300 Homes Coming to Vista Field

BlueChart To Build Single-Family Residential

The port entered into an agreement with BlueChart LLC to develop 300 single-family residential homes at Vista Field, including detached, attached, row houses and townhouses.

The agreement calls for BlueChart to follow an eight-phase development schedule, which begins with constructing the first 32 homes near the center of the Vista Field site.

"BlueChart has the funding and experience to build at scale and sell the homes while implementing the community's vision for Vista Field," said Tim Arntzen, port CEO. "Their focus on residential will activate public spaces and create patrons to attract and support additional commercial and retail development at Vista Field."



Artist rendering of phase one residential development by BlueChart LLC at Vista Field.

BlueChart LLC is a joint venture by developers Levi Holmes and Benjamin Paulus.

"With the port having already invested in the streets, linear park, waterway and public plazas, we set the stage for the private sector to create an urban center for the region," said Amber Hanchette, port director of real estate. "Vista Field's smaller lots will also build affordability into housing."

With opportunities to meet and mingle with neighbors and beautiful, walkable spaces and unique gathering places, Vista Field is destined to become a truly regional town center. Learn more at VistaField.com/Residential.

Light Industrial/Office Space Available

Development Buildings Refreshed

Port of Kennewick refreshed two buildings adjacent to the Vista Field site in Kennewick.

The development buildings are available for lease and are centrally located at 415 N. Roosevelt Street.

Zoned for light manufacturing, office, research and development, the buildings offer an open floor plan and multi-tenant space in a campus-like setting.

Contact Port Director of Real Estate Amber Hanchette at 509-586-1186 to arrange a tour.



Recently refreshed buildings near Vista Field in Kennewick have space available for lease.

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Port Receives Economic Development Award

Honored for Revitalizing Waterfront

Washington Economic Development Association honored Port of Kennewick with its Economic Development Award for Economic Response and Recovery for the multi-year, multi-phase endeavor to transform Kennewick's Historic Waterfront District.

The port collaborated with numerous partners on restoration and revitalization projects, transforming an eroding, concrete-covered Clover Island shoreline into a stable, sustainable habitat for wildlife, public art, a lighthouse and recreational amenities. The entities also addressed environmental concerns, developed the Columbia Gardens Wine & Artisan Village, added waterfront pathways for expanded public access, constructed a winery wastewater treatment facility, and created opportunities for commercial and retail businesses.



Port Commissioner Skip Novakovich speaks about the port's Clover Island revitalization efforts at the March Washington Economic Development Association annual meeting.

Friends of the Port 2024 Honorees



From left to right: Port Commissioner Skip Novakovich, honorees Victor Palencia and Ron Swanby, and Commissioner Thomas Moak.

The port selected Columbia Gardens Wine & Artisan Village business owners Victor Palencia and Ron Swanby as its 2024 Friends of the Port.

Ron Swanby, owner of Swampy's BBQ, was honored for his caring spirit, perseverance, advocacy and contributions as a partner in economic and community redevelopment.

Victor Palencia, owner of Monarcha Winery, was recognized for helping raise Columbia Gardens' profile with his critically acclaimed wines and to honor his creativity, industry leadership and engagement with port staff and wine village tenants.

New Amenity for Marina Tenants

The restrooms at Clover Island's east end are now reserved exclusively for moorage tenants.

This change offers improved amenities for boaters who lease slips at Clover Island Marina. The restroom building is accessible to marina tenants 24/7 using their gate-access key. The port also installed exterior cameras to monitor the site and discourage unauthorized use and vandalism.

Public restrooms remain available at the west end of Clover Island, near the boat launch.

Port Celebrates 110th Anniversary

At the Forefront of Regional Development Since 1915

On March 6, 1915, voters established Port of Kennewick as the first port in eastern Washington and the fifth port district in the state.

What started as a 5-square-mile district fostering waterfront commerce in downtown Kennewick soon expanded when voters added Richland (south of the Yakima River), West Richland, a small portion of Benton City, and the eastern third of Benton County to the port's district. As Port of Kennewick grew, it evolved to meet changing community demands with rail and air transportation, industrial sites and business parks across a 485-square-mile district.

In Washington, ports are economic development entities that build infrastructure and undertake projects that revitalize neighborhoods, create public spaces and spur private-sector investment. Highlights of past Port of Kennewick endeavors and historical photos are featured on the port's website at PortofKennewick.org/History.



Port of Kennewick facilities circa 1920.



Former Port Commissioners A. I. Smith, George R. Turner and Harry A. Linn attend an early 1940s barge launch.

CEO Reflections

As we celebrate the port's 110th anniversary this year, I am given pause to reflect on two visionary commissioners who served the port and regional community with distinction: John Olson (2000-2005) and Gene Wagner (2002-2013).

These men have passed. However, their leadership left an indelible mark on the community, which is still felt today. They were devoted to improving the port district. Those commissioners worked to create the Spaulding Business Park, facilitate development at Southridge, reimagine Clover Island and reinvent Columbia Drive. They also divested extensive land holdings and industrial sites, forged relationships across jurisdictions and implemented strategies for economic development. John and Gene set a firm foundation for all the port is accomplishing today.

And now, as the port continues its work to revitalize Kennewick's historic waterfront district and transform Vista Field, I look back with gratitude for the clear guidance and unwavering support they provided and the legacy they have endowed for our community.

Tim Arntzen, Chief Executive Officer,
Port of Kennewick



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KENNEWICK**

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Developing assets to create sustainable family wage jobs, user-friendly transportation systems and quality of life enhancements for visitors and residents in the Port of Kennewick District.