

2027-2028 Work Plan

Resolution 2026-16



2027-2028 WORK PLAN

Approved by Resolution 2026-16
September 8, 2026

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PortofKennewick.org

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PROSPECTIVE VISION

- **Port of Kennewick is an economic development entity focused on redevelopment.**
- **The redevelopment role avoids duplicating private sector efforts while invigorating areas of the district lagging in private sector investment and forging an 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 broader Tri-City area.**
- **Follow direction established by 2016 Comprehensive Scheme of Development and Harbor Improvements as amended in 2017 and 2019.**
- **Continue with Kennewick Historic Waterfront District projects: Columbia Drive — Columbia Gardens 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.
- Continue to pursue grant and other funding opportunities.
- Remain focused on containing operational expenses.
- Remain solidly focused on the Port's core business and established priorities, including successfully running daily Port operations; not swayed by the oscillating influence of external entities.

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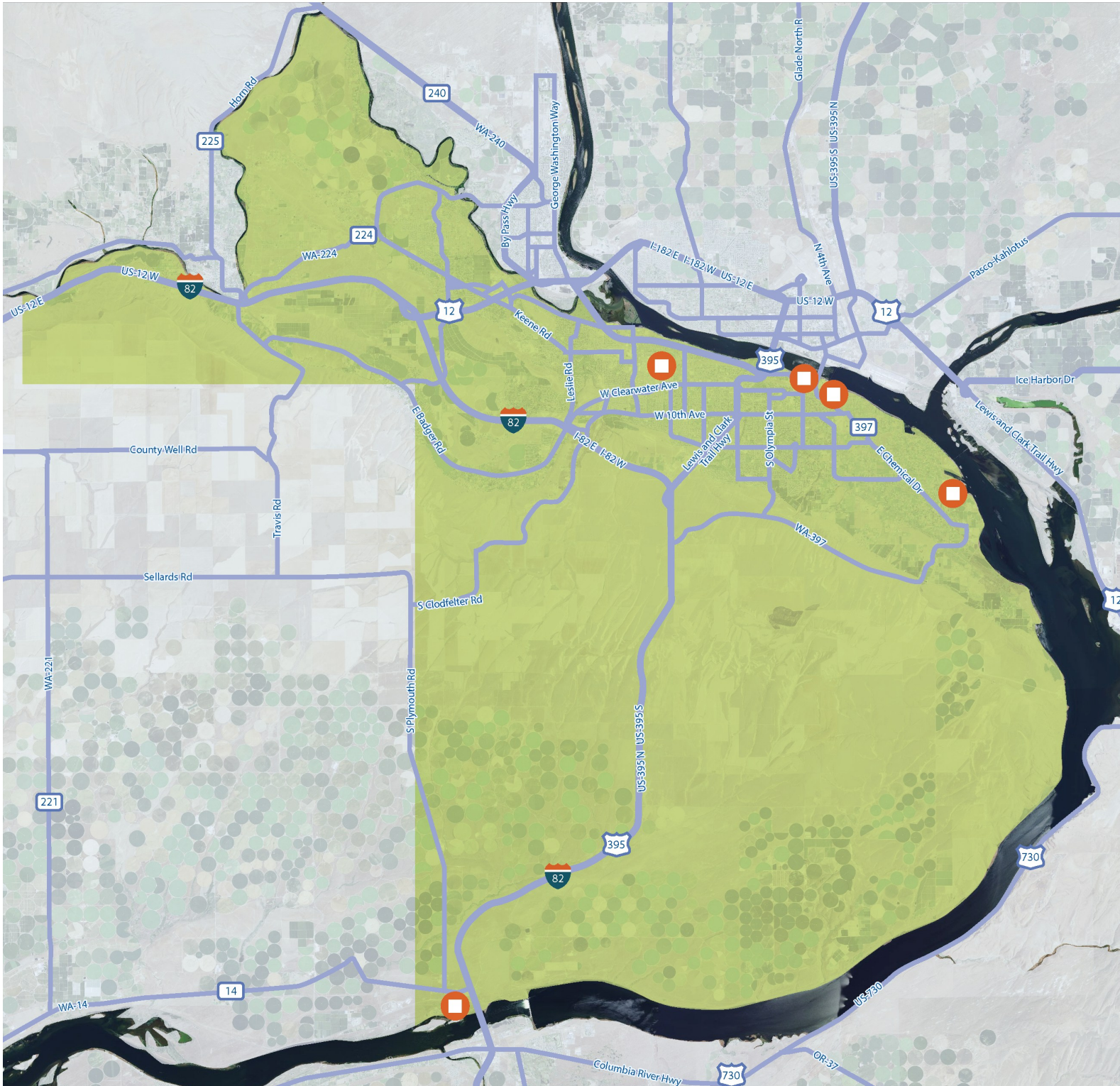
CAPITAL EXPENDITURE SUMMARY

Dated: August 11, 2026

2027/2028 DRAFT CAPITAL BUDGET			
Vista Field	Infrastructure West Construction & Amenities (BlueChart Block #1)	\$ 2,500,000	Existing Commitment; 2025/2026 Budget
Vista Field	Joint-Use Parking Lot Construction (Pavilions)	\$ 1,650,000	RCCF & HAEIF Grants; 2025/2026 Budget
Vista Field	Joint-Use Parking Lot Construction (Constellation Way)	\$ 2,000,000	Existing Commitment; 2025/2026 Budget
Vista Field	Joint-Use Parking Lot Construction (Entertainment District Lot E)	\$ 1,000,000	Existing Commitment
Vista Field	Infrastructure West Construction (Vista Field Blvd. & Roosevelt St.)	\$ 2,000,000	RCCF Candidate
Vista Field	Team (Town Architect, Project Design)	\$ 300,000	
Clover Island	Marina Restoration Repairs	\$ 350,000	
Benton County Partnership	Mutually Beneficial Project (TBD)	\$ 150,000	
Districtwide	Opportunity Fund	\$ 100,000	
Districtwide	Asset Replacement	\$ 400,000	
TOTAL		\$ 10,450,000	

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 Current Port Properties

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 Visit Tri-Cities)
- Entitlement secured via 2026 City of Kennewick Development Agreement

CHALLENGES

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

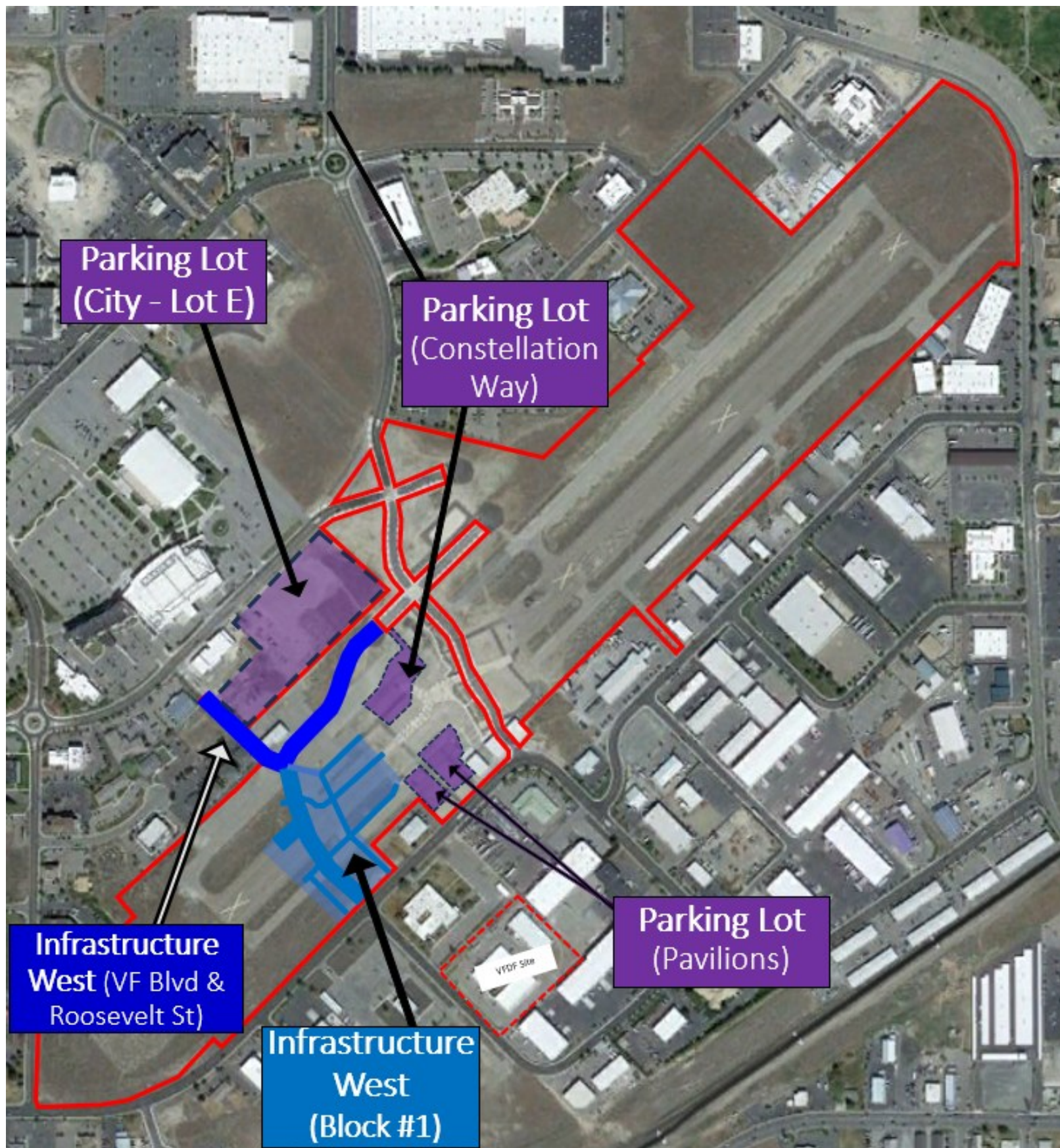
SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Infrastructure West Construction (BlueChart Block #1) **\$2,500,000®** (25/26 carryover)
- ☐ Joint-Use Parking Lot Construction (Pavilions) **\$1,650,000®** {RCCF} (25/26 carryover)
- ☐ Joint-Use Parking Lot Construction (Constellation Way) **\$2,000,000®** (25/26 carryover)
- ☐ Joint-Use Parking Lot Construction (City Lot E) **\$1,000,000®**
- ☐ Infrastructure West Construction (VF Blvd./Roosevelt St.) **\$2,000,000®** {RCCF eligible}
- ☐ Vista Field Team (supporting marketing efforts) - **\$300,000®**
- **Provide Support & Oversight to Previously Approved Land Sales**
- **Market properties through RFP process & review proposals through the Collaborative Design Process®**

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.

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 Mixed Use)

STRENGTHS

- Unique waterfront properties with tourism opportunities - lighthouse, marina, public plazas, shoreline trails, public art amenities, tasting rooms, food truck cluster and other businesses with commercial and recreational opportunities

CHALLENGES

- ✱ Balancing focus on both Kennewick Historic 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

- ☐ Marina maintenance & repairs [\\$350,000](#)®
- Respond to private sector development inquiries on Clover Island's N.W. corner and Cedars West parcels (land lease) ®
- Hold parcel adjacent to The Gathering Place to accommodate/support development of north shoreline parcels.

COLUMBIA DRIVE

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

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



VISTA FIELD—VFDF

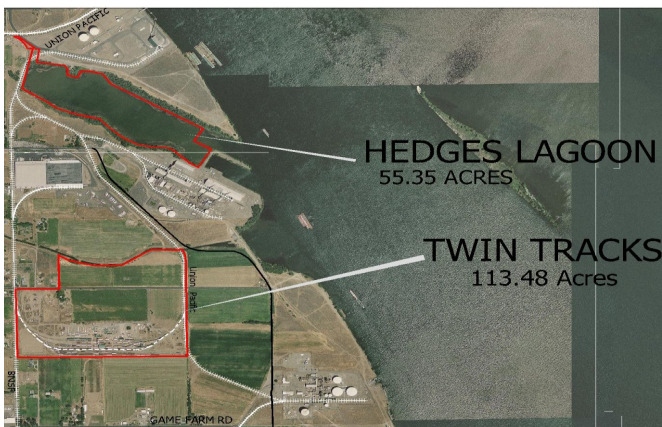


OAK STREET



FINLEY

(Twin Tracks & Hedges Lagoon)



PLYMOUTH ISLAND



SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- **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**

DISTRICTWIDE WORK PLAN PROJECTS

SUGGESTED WORK PLAN

- ☐ Remain focused on the day-to-day efforts to operate a successful Port District
- ☐ Complete projects authorized in 2025-2026 Budget
- ☐ **Pursue grant funding as appropriate** ®
- ☐ **Port asset replacement program (building upkeep & annual maintenance) - \$400,000** ®
- ☐ **Pursue mutually beneficial project in partnership with Benton County - \$150,000**
- ☐ **Opportunity Fund for yet to be identified small projects (either Port or outside agency) - \$100,000** [CTUIR Powwow aligns with this fund?](#) [potential ® dependent upon project(s) selected]
- ☐ Pursue water rights transfer from Oak Street holdings to Benton County (Fairgrounds) and Port properties (Vista Field)
- ☐ 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**