

***PORT OF KENNEWICK***

***Resolution No. 2018-19***

***A RESOLUTION OF THE PORT OF KENNEWICK  
BOARD OF COMMISSIONERS ADOPTING THE 2017-2018 WORK PLAN***

**WHEREAS**, the Port of Kennewick Commission conducted a Planning Workshop at its Regular Meeting on Tuesday, September 25, 2018, to receive public input and discuss in open session proposed plans and development policies to be undertaken and implemented in calendar years 2019-2020; 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 2019-2020 Work Plan".

**NOW, THEREFORE, BE IT HEREBY RESOLVED** the Board of Commissioners of the Port of Kennewick hereby adopt the 2019-2020 Work Plan as attached hereto and identified as "Exhibit A".

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 9th day of October, 2018.

***PORT OF KENNEWICK  
BOARD OF COMMISSIONERS***

By: \_\_\_\_\_  
THOMAS MOAK, President

By: \_\_\_\_\_  
SKIP NOVAKOVICH, Vice-President

By: \_\_\_\_\_  
DON BARNES, Secretary



## **2019-2020 WORK PLAN**

Public Meeting  
Port Commission Chambers  
September 25, 2018 2:00 p.m.

Approved by Resolution 2018-19  
October 9, 2018

350 Clover Island Drive, Suite 200  
Kennewick, WA 99336

Tel: (509) 586-1186  
Fax: (509) 582-7678

[www.PortofKennewick.org](http://www.PortofKennewick.org)

<b>PROSPECTIVE VISION</b> .....	Page 2
<b>ACHIEVEMENTS (October 1, 2016 — September 30, 2018)</b> .....	Page 3
<b>WORK IN PROGRESS</b> .....	Page 5
<b>DISTRICT BOUNDARY MAP</b> .....	Page 6
<b>PROPERTY PORTFOLIO</b>	
<b>PRIORITY PROJECTS</b>	
Vista Field Redevelopment .....	Page 7
Kennewick Historic Waterfront District (Clover Island & Columbia Drive) .....	Page 9
Richland Project .....	Page 11
West Richland Industrial .....	Page 13
<b>OTHER PROJECTS/PROPERTIES</b>	
Oak Street Industrial Park .....	Page 15
Vista Field Industrial Park .....	Page 16
Southridge .....	Page 17
Finley / Hedges / Twin Tracks Industrial .....	Page 18
Plymouth Island .....	Page 19
<b>ADDITIONAL WORK PLAN PROJECTS</b> .....	Page 20

---

**P R O S P E C T I V E   V I S I O N**

- **Follow direction established by 2016 Comprehensive Scheme of Development and Harbor Improvements as amended in October 2017**
- **The Port is an economic development entity focused on redevelopment**
- **Undertake Vista Field Redevelopment**
- **Continue with Kennewick Waterfront District projects: Columbia Drive — Wine Village Phase 2 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 secure 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 2016—Sept. 30 2018 )****PRIORITY PROJECTS****VISTA FIELD REDEVELOPMENT**

- ☑ Coordinated with City staff on the creation of the new Urban Mixed Use (UMU) zoning district regulations and support City adoption, which occurred in October 2017
- ☑ Coordinated with City staff on Comprehensive Land Use amendments and zoning changes to establish UMU zoning on the Vista Field site, which occurred in December 2017
- ☑ Completed master planning process and received City Council approval in December 2017
- ☑ Prepared development agreement and received City Council approval in December 2017
- ☑ Prepared biddable construction documents and submitted for City permit approval
- ☑ Obtained 2018 Governors Smart Partnership award
- ☑ Secured contractor for brand development
- ☑ Secured \$5,000,000 infrastructure financing

**KENNEWICK WATERFRONT  
CLOVER ISLAND**

- ☑ Gathering Place project and Willow Fish Basket completed
- ☑ U.S.A.C.E. 1135 Program MOU executed and hydrology work completed
- ☑ Awarded \$500,000 ALEA grant funds for shoreline enhancement
- ☑ Marina at 93% occupancy

**COLUMBIA DRIVE**

- ☑ Wine Village Phase #1 buildings completed
- ☑ Wrote joint application with the City of Kennewick and obtained Rural County Capital Fund for Phase #2 improvements (+1,100,000)
- ☑ Wrote application and obtained HAEIF funds Phase #2 improvements (+150,000)
- ☑ Promptly responded to 211 building collapse (excessive snow load) and negotiated beneficial settlement from insurance carrier (+\$911,000)
- ☑ Negotiated City of Kennewick funding support for joint use parking lot improvements (+\$200,000)
- ☑ Obtained 2017 Governors Smart Partnership award
- ☑ Phase #2A loop roadway, utility, parking lot & food truck plaza improvements designed, permitted, bid and under construction (construction 60% Complete)
- ☑ Completed design of Phase #2B tasting room building and submitted for permit approval
- ☑ Completed design of Phase #2C artwork installation and preparing final bid documents
- ☑ Obtained 2018 WPPA Creative Partnership award

---

**ACHIEVEMENTS ( Oct. 1, 2016—Sept. 30, 2018 )**

**RICHLAND PROJECT**

- ☑ **Closed .53 ac Land Sale (Tri-City Chaplaincy) - \$137,500**
- ☑ Secured Interlocal Agreement with City of Richland to change out and accept Spaulding Business Park streetlights and Columbia Park Trail streetscape improvements

**WEST RICHLAND PARK**

- ☑ **Closed 12.00 ac Land Sale (Red Mountain Wine Estates) - \$149,000**
- ☑ Removal of K.I.D. Flood Water Inundation Clause on West Van Giesen/Raceway property
- ☑ Obtained WSDOT and BPA approval for West Van Giesen/Raceway site roadway network

**OTHER PROJECTS/PROPERTIES**

**OAK STREET INDUSTRIAL PARK**

- ☑ Development Buildings A, B & C 80% occupancy. Bath Fitter recently graduated away from Oak Street into a larger, private sector building with a retail showroom.

**FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL**

- ☑ **Closed 34.66 ac Land Sale (Pronghorn LLC) - \$154,000**

**DISTRICT WIDE**

- ☑ Washington State Auditor issued another clean audit report with no findings for the Port of Kennewick
- ☑ Secured Interlocal Agreement with Benton City to support city shoreline planning within Port district boundaries
- ☑ Recognized CTUIR as the Friend of the Port—strengthening the relationship with our MOU partner

**WORK IN PROGRESS****PRIORITY PROJECTS****VISTA FIELD REDEVELOPMENT**

- Phase #1A - Complete City construction plan approval process
- Phase #1A - Complete Benton PUD construction plan approval process
- Phase #1A - Develop street name recommendation and seek City approval
- Phase #1A - Preparation of construction documents (plans & specs) for bid
- Property Maintenance Organization - Refine process and necessary documentation
- Finalize Vista Field branding

**KENNEWICK HISTORIC WATERFRONT DISTRICT  
CLOVER ISLAND**

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

**COLUMBIA DRIVE**

- Phase #2A - Complete loop roadway, utility & joint-use parking lot improvements
- Phase #2A - Initiate Food Truck cluster operation
- Phase #2B - Complete City construction plan approval process
- Phase #2B - Preparation of construction documents (plans & specs) for bid
- Phase #2C - Preparation of construction documents (plans & specs) for bid
- HAEIFAC grant coordination for Phase 2 improvements
- Coordinate joint City of Kennewick and Port RCCF application for Willows infrastructure

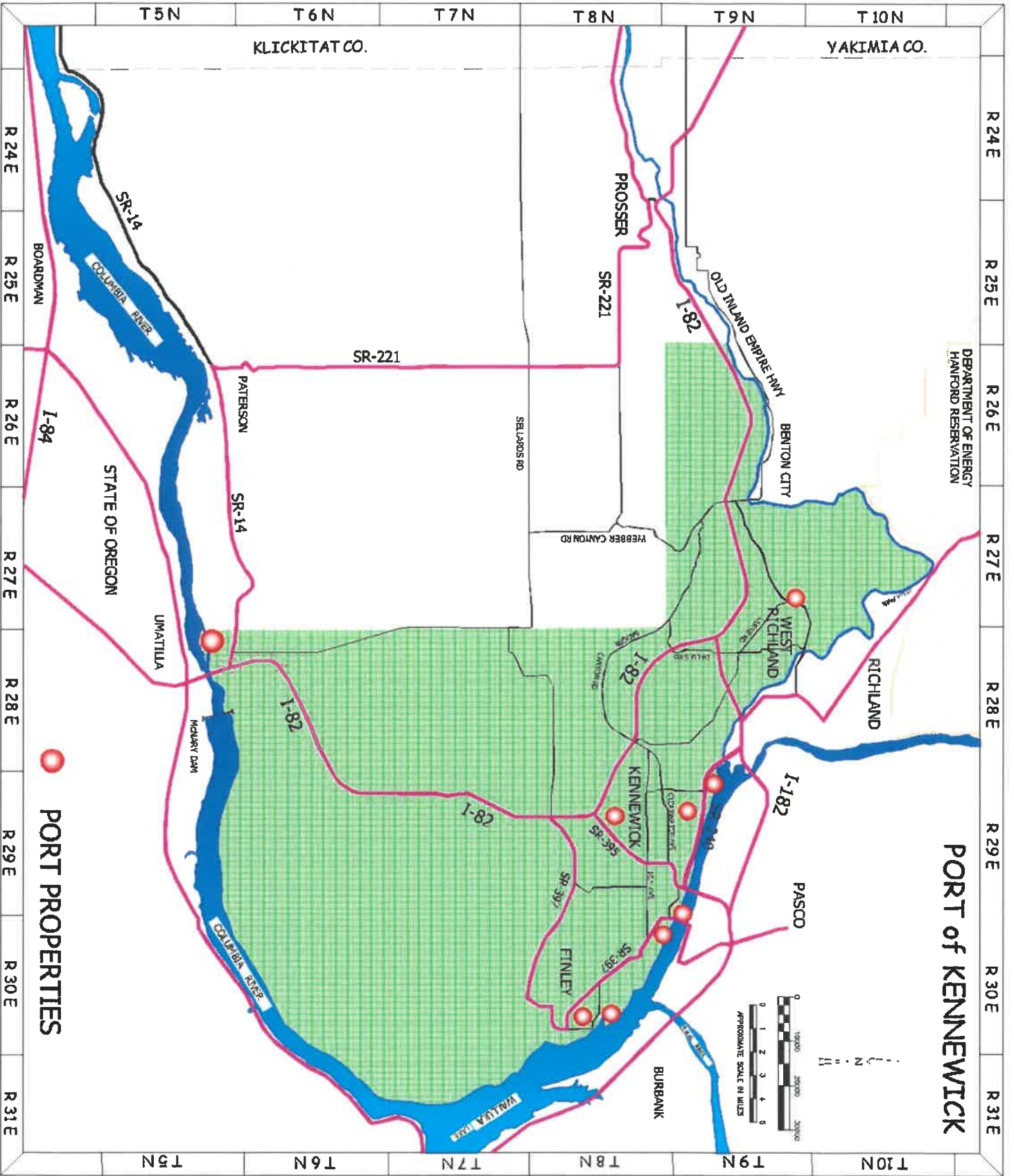
**RICHLAND PROJECT**

- Coordination of R.C.C.F. application for Columbia Park Trail corridor improvements

**WEST RICHLAND INDUSTRIAL PARK**

- Finalize negotiations for roadway access across private property







## VISTA FIELD REDEVELOPMENT

- 103± Acres Combined
- Zoning: UMU (Urban Mixed Use)
- Municipal Services Available

### STRENGTHS

- Centrally located in the Tri-Cities, surrounded by vibrant commercial district
- Adjacent to the Three Rivers Entertainment District (Toyota Center Coliseum, Three Rivers Convention Center and Tri-Cities Business & Visitor Center)
- Flat land, consolidated ownership with all utilities available
- No known cultural resources or environmental concerns

### CHALLENGES

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

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **Complete Phase #1A improvements (roadway, utilities, & water feature) - \$7,200,000 (\$6,925,000 carryover from 2017/2018 budget) ®**
- ☐ **Vista Field Redevelopment-Loan Repayment - \$550,000 ®**
- ☐ **Vista Field Redevelopment-Property Maintenance Organization fund - \$150,000 ®**
- ☐ **Vista Field Redevelopment-Traffic Mitigation/Central Park fund - \$100,000 ®**
- ☐ **Vista Field Redevelopment-Town Planner - \$85,000 ®**
- ☐ **Market properties & review proposals through the Collaborative Design Process ®**
- ☐ **Prepare Phase #1B improvements (hangar improvements) for bid ®**
- ☐ **Determine feasible “vibrancy” action plan and implement ®**

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





## KENNEWICK HISTORIC WATERFRONT DISTRICT (Clover Island & Columbia Drive)

- 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
- City, County & Port partnership formation for Columbia Drive Wine Village Development
- Tourism Opportunities - lighthouse, gateway, marine, public plazas, shoreline trails & public art amenities with mixed use, commercial & recreational opportunities

### 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

- ☐ Master Plan of Port's Historic Waterfront District properties - \$175,000

#### CLOVER ISLAND

- ☐ Shoreline Restoration design assistance & construction matching funds (USACE 1135 Program) - \$1,500,000 (\$500,000 RCO grant & \$1,000,000 City of Kennewick RCCF allocation-dependent upon Benton County approval)
- Hold Clover Island properties until completion of Port's overall waterfront plan

#### COLUMBIA DRIVE

- ☐ Complete construct of Phase #2A (loop roadway, utilities, parking lot & food truck plaza), Phase #2B (tasting room building & parking lot) and Phase #2C (artwork installations) - \$2,350,000 (\$2,250,000 carryover from 2017/2018 budget) ®
- ☐ Construction contingency for Phase #2 projects - \$500,000 ®
- ☐ Willows infrastructure - \$1,000,000 (\$500,000 RCCF & \$500,000 City of Kennewick RCCF allocation-both dependent upon Benton County approval) ®
- ☐ Eagle Pond (formerly known as Duffy's Pond) Restoration - \$150,000
- ☐ Explore potential and complementary private sector development (sale or lease) ®

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



## RICHLAND PROJECT (ISLAND VIEW AREA)

- 31.65 acres sold (all parcels sold)
- Zoning: City of Richland - C2 (Central Business)
- Municipal Services: water, sewer, electricity, natural gas, wireless coverage

### STRENGTHS

- Waterfront area prime for redevelopment
- Central location between two interchanges on SR-240 (Columbia Center Boulevard and Columbia Park Trail) with freeway visibility

### CHALLENGES

- \* Kennewick waterfront and Vista Field redevelopment priority projects require most of Port resources
- Buffered between aging residential, transitional properties and new professional businesses
- Success of the Spaulding Business Park has led to increased value/expectation of current

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Coordinate RCCF application for Columbia Park Trail corridor improvements- **\$800,000**  
*(\$800,000 RCCF-dependent upon Benton County approval)*
- ☐ Explore opportunities to create regional linkages to and from Vista Field, including Island View

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





## WEST RICHLAND INDUSTRIAL

- Keene Road: 2 acres
- West Van Giesen/former Raceway property: 92+ Acres (45 acres leased to Alexander Farms)
- Zoning:
  - Keene Road LI (Light Industrial)
  - West Van Giesen/former Raceway CLI (Combined Commercial/Light Industrial)
- Municipal Services:
  - Keene Road—water, sewer, industrial sewer electricity serve parcels;
  - West Van Giesen/former Raceway— electricity serves the parcels and water, sewer, industrial sewer and natural gas are within the general vicinity

### STRENGTHS

- Close proximity to world-renowned Red Mountain AVA
- Ideally suited for wineries and Red Mountain AVA ancillary businesses
- West Van Giesen/Raceway property within City of West Richland UGA and city limits
- Within Wine Effluent Treatment System service area

### CHALLENGES

- ✱ Kennewick waterfront and Vista Field redevelopment priority projects require most of Port resources
- Municipal utilities presently unavailable to West Van Giesen/former Raceway property (\$750,000+ extension cost)
- Catalyst development needs to be initiated to spur ancillary businesses in immediate vicinity
- Excessive supply of readily available private sector land in the immediate vicinity
- Perceived as isolated

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **Finalize agreement with private owner for access to Keene Road - \$25,000** (carryover from 2017/2018 budget) ®
- ☐ **Reservation for future grant fund match for on-site infrastructure improvements at former Racetrack site - \$100,000** ®
- ☐ Ordinary property maintenance activities during 2019-2020 period
- **Respond to Keene Road parcel inquiries (Lots 3 & 4)** ®
- **HOLD West Van Giesen/Raceway property** ®

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





## OAK STREET INDUSTRIAL PARK

- 74+ 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 & D as available ®
- Market for sale all vacant/ag parcels ®
- ☐ Ordinary property maintenance activities during 2019-2020 period

**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

- ☐ Continue to actively market Development Buildings A & B as available ®

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



## SOUTHRIDGE

- 8.50 acres
- Zoning: City of Kennewick - CC (Commercial Community)
- All municipal services available

### STRENGTHS

- Adjacent to Trios Hospital development
- Interstate 82/Highway 395 accessibility; Southern gateway entrance into Kennewick
- Prime commercial, mixed use and residential development area

### CHALLENGES

- ✱ Kennewick waterfront and Vista Field redevelopment priority projects require most of Port resources
- Excessive quantity of developed land available
- Topography challenges

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- **Market for sale 8.50+ acre parcel and utilize proceeds for Vista Field Redevelopment®**

**Obligation**  
*Support Previously Expressed*



## FINLEY (TWIN TRACKS & HEDGES LAGOON)

### TWIN TRACKS:

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

### HEDGES LAGOON:

- 55.35 acres (of which 3.65 acres above ordinary high water line)
- Zoning: upland Benton County - HI (Heavy Industrial); aquatic NA
- Utility Services: electricity available (upland)

### STRENGTHS

- Current dual rail service (Twin Tracks)
- Inter-Tie and Piert Road project improves access Interstate 82/Highway 397

### 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 2019-2020 period

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





## PLYMOUTH INDUSTRIAL

- 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
- Natural Gas - 1,000 feet from site
- Substantial electrical service in immediate vicinity

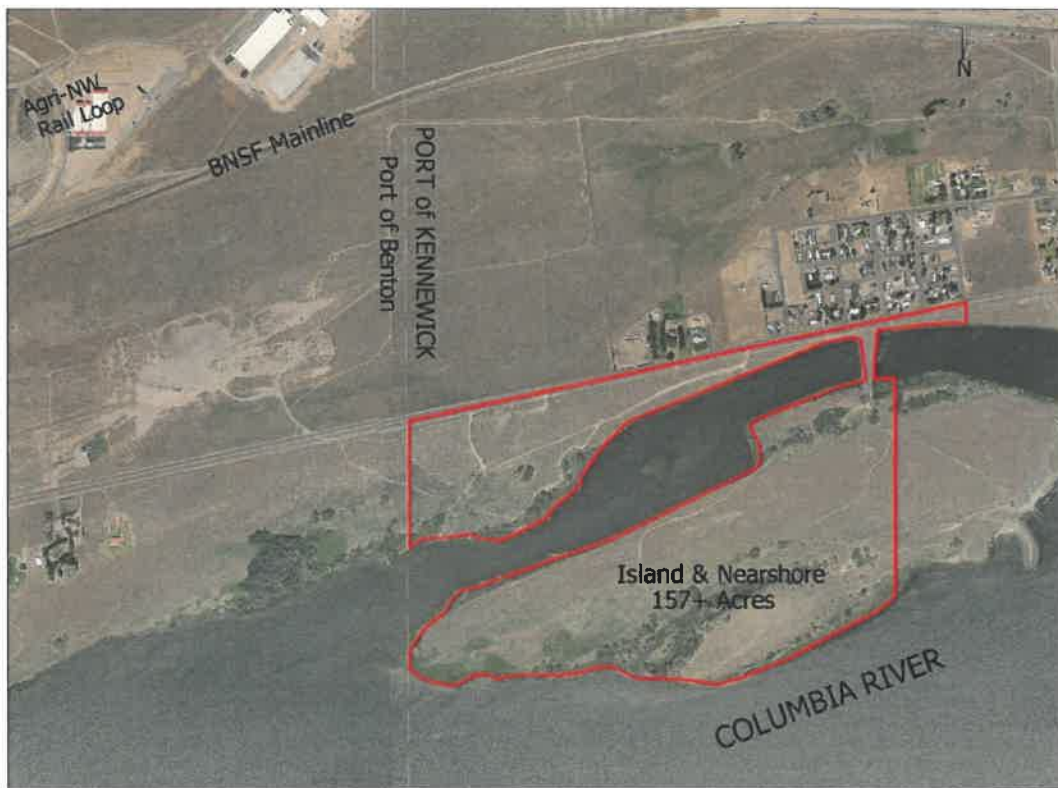
### CHALLENGES

- ✱ Kennewick waterfront and Vista Field redevelopment priority projects require most of Port resources
- Cultural resource protections on island areas and nearshore

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Ordinary property maintenance activities during 2019-2020 period

**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 2017-2018 Budget
- ☐ Pursue grant funding as appropriate ®
- ☐ Return-On-Investment analysis & capital reserve for ROI project - \$1,000,000 ®
- ☐ Port asset replacement program (building upkeep & annual maintenance) - \$500,000 ®
- ☐ Opportunity fund for yet to be identified small projects (either Port or outside agency) - \$100,000 ® *[dependent upon project(s) selected]*
- ☐ Miscellaneous capital - \$100,000
- ☐ 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, Benton County

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