



# SPECIAL JOINT MEETING

PORT OF KENNEWICK

APRIL 7, 2015 MINUTES

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## CALL TO ORDER

Commission President Don Barnes and Mayor Steve Young called the Port of Kennewick, City of Kennewick and Kennewick Public Facilities District Special Joint meeting to order at 6:05 p.m. at the Three Rivers Convention Center, 7016 West Grandridge Boulevard, Kennewick, Washington.

## The following were present:

**Board Members:** Don Barnes, President (Co-chaired the meeting)  
Skip Novakovich, Vice-President  
Thomas Moak, Secretary

**Staff Members:** Tim Arntzen, Executive Director  
Tana Bader Inglima, Director of Governmental Relations & Marketing  
Tammy Fine, Director of Finance/Auditor  
Amber Hanchette, Director of Real Estate & Operations  
Larry Peterson, Director of Planning & Development  
Lisa Schumacher, Special Projects Coordinator  
Bridgette Scott, Executive Assistant  
Kandy Yates, Receptionist

**City of Kennewick:** Steve Young, Mayor (Co-chaired the meeting)  
Don Britain, Mayor Pro Tem  
Greg Jones, Councilman  
Bob Olsen, Councilman  
Paul Parish, Councilman  
Bob Parks, Councilman  
John Trumbo, Councilman  
Marie Mosley, City Manager

**Kennewick Public Facilities District:** Barbara Johnson, President  
John Givens, Treasurer  
Kathy Blasdel, Secretary  
Calvin Dudley, Board Member  
John Neil, Board Member  
Corey Pearson, Executive Director, Three Rivers Convention Center

## WELCOME

Mr. Barnes stated the Port of Kennewick is pleased to be meeting with our jurisdictional partners tonight and is looking forward to collaborating with our partners on many upcoming community projects.

Mr. Young stated it is exciting when we can come together and focus on planning for the future. Each representative tonight serves the same community, but every partner brings different aspects. While not every feature or aspect will come to fruition, it will be through our collaborative efforts and partnership that much can be implemented over time, with right path forward. At this time, what we have is an overarching vision



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for a vibrant, unique gathering place with mixed use development. We also have a shared passion with our community for the numerous opportunities that exist. Most importantly, we have a shared goal, in wanting to provide direction that will facilitate the development of the entertainment district and Vista Field. Tonight, we take next steps in providing such direction and as Henry Ford stated, “if everyone is moving forward together, then success takes care of itself”.

## PLEDGE OF ALLEGIANCE

Ms. Kris Watkins led the Pledge of Allegiance.

## PUBLIC COMMENT

No comments were made.

## COLUMBIA DRIVE REVITALIZATION PROJECT

### ***A. Introduction: Steve Young, City of Kennewick, and Don Barnes, Port of Kennewick***

Mr. Young stated the Columbia Gardens project has been one of the best partnerships the City has ever had. The Port, City and many local businesses have stepped up to create a whole new place for the City of Kennewick. Once completed, the revitalized area will be seen as great asset, that draws our local community and tourists to the region.

Mr. Barnes stated the Port identified the area as a focal point and acquired 16 acres for redevelopment. In October, 2013, the Port and City entered into Interlocal Agreement (ILA), which created an excellent foundation for a partnership. Mr. Barnes stated the land is ready for construction to begin and the stage is set for the collaborative partners to see this project come to fruition.

### ***B. General Concepts: Marie Mosley, City of Kennewick, and Tim Arntzen, Port of Kennewick***

Ms. Mosely reported the City and Port have been working on Columbia Gardens for several years. Ms. Mosely and Mr. Arntzen updated the audience on the past, current and future of what to expect on Columbia Drive.

Mr. Arntzen stated the Port began acquiring property on Columbia Drive a number of years ago, and over time, the community started to see the vision. Redevelopment takes time and patience and is not an easy task, but the redevelopment will revitalize the area for our community. Mr. Arntzen is proud that we have been able to partner with the City and work with the private sector to create a showcase in our area. To create the vision, the Port purchased the property and removed old buildings, and the City will begin working on a wine effluent pre-treatment waste facility, which is a critical element to the redevelopment.

Ms. Mosely stated on March 17, 2015, the City Council awarded the contract to complete the trail around Duffy's Pond, and the Port Commission signed a new ILA, partnering with the City to light the trail. Ms. Mosely stated the trail is slated for completion in June.

Furthermore, the City has committed to improving the streetscape on Columbia Drive, and Ms. Mosely stated the design is approximately ninety percent complete. The City anticipates going out for bid in June, with construction to begin in August, and the project completed by the end of 2015. Mr. Arntzen stated the design calls for two wine boutique buildings and a joint barrel storage facility,





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and currently, we have eighty five percent of the design completed.

Ms. Mosely stated Port and City staff have been to various venues marketing Columbia Gardens and have received tremendous interest. At this time, the City Public Works department is completing a site report, which will indicate whether the City should construct a wine effluent treatment or a smaller facility that includes dry wells, and hopes to have a decision in May. Once the cost per bottle for treatment is established, the design work can be completed on the preferred option. Ms. Mosely hopes to award a bid for construction in September and complete construction by the end of year, in conjunction with the construction of the Port buildings and the streetscape.

Mr. Arntzen stated the redevelopment on Columbia Drive is a balancing act, however, it takes time to get things right. The City is doing their due diligence by researching two options for the wine effluent treatment facility. The Port and the City have been exploring cost saving options, which has caused a slight delay, but will save tax payer dollars in the long term.

Mr. Novakovich thanked the panel and audience members who have been involved in the revitalization of Columbia Drive since the Urban Design Assistance Team came to the area in 2002. Mr. Novakovich stated, sometimes projects take time, but the time has been worth it and our dreams and visions are now coming to fruition because of the partners at this table.

Mr. Young thanked Mr. Novakovich for being the first leader to have the vision for Columbia Drive and stated we would not be here today without Mr. Novakovich's leadership many years ago.

Mr. Trumbo asked Mr. Arntzen where he envisioned additional wineries being located.

Mr. Arntzen stated the Port is currently working on phase one, which includes the two small wineries and the storage facility. Mr. Arntzen and Ms. Mosely have had discussions regarding phase two; however, both entities are focused on phase one planning and implementation.

Mr. Barnes inquired if there were any old buildings remaining on Columbia Drive Port property.

Mr. Arntzen stated the 211 building has been preserved due to the interesting architectural details inside. Mr. Arntzen hopes the building can be refurbished and be used as a support building.

### VISTA FIELD REDEVELOPMENT PROJECT

#### ***A. Introduction: Steve Young, City of Kennewick, and Don Barnes, Port of Kennewick, and Barbara Johnson, Kennewick Public Facilities District***

Mr. Barnes stated the Vista Field airport started in the 1940's and for the past seventy years, our community and infrastructure has grown around Vista Field. The Port Commission voted to close Vista Field effective December 31, 2013 and prepare the area for redevelopment. Mr. Barnes stated the Port has done the following: hired Duany, Plater-Zyberk (DPZ) to design a new town center, engaged the public in the planning process, and created strong collaborative partnerships with the City of Kennewick, the Kennewick Public Facilities District (KPFDD) and other jurisdictional partners. The Port can succeed in creating the community's vision for Vista Field with help from our jurisdictional partners, the private sector and developers. Mr. Barnes is looking forward to working with the City





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and the KPFD to create a new town center.

Mr. Young briefed the audience on the history of the Kennewick Public Facilities District and the construction of the Three Rivers Convention Center. The Convention Center now has an attached hotel, which is slated to open this spring, and the KPFD is looking to expand, however, the KPFD cannot go out for new debt without the City's permission. The City, Port and the KPFD have a lot of influence on how the area will be developed and we all want to go down the same path.

Ms. Johnson welcomed everyone to the Three Rivers Convention Center and stated, if you are a citizen of Kennewick, this is your building. The KPFD Board is made up of five volunteers who are appointed by the City Council. The Three Rivers Convention Center is a perfect example of tourism driven economic development, where meeting attendees spend money at local hotels and restaurants and other establishments. This provides money for local businesses in the form of visitor spending, and provides money to each of the cities, in the form of sales, lodging, and admission taxes. The benefit to local tax payers is that visitor spending keeps our taxes lower and provides clean, safe and beautiful communities that we live in. Ms. Johnson stated, it has been reported that the KPFD and City's master plan fundamentally differs from the vista vision, which Ms. Johnson does not believe to be true, but in fact, our visions are in alignment. For the vista vision to be successful, an expansion of the Convention Center is vital to help support new restaurants and retail that will want to become part of the vision. For the Convention Center, we need the success of the vista vision, in order to continue attracting large conventions, bigger Broadway shows, and to help our community create a vibrant entertainment district. We would like to create a better Broadway experience for our performing arts patrons and ask that you not let us lose sight, as we work through this collective community vision, as we work through implementation details. Ms. Johnson stated many of the KPFD Board members participated in the November Charrette and heard that connectivity would be vital to the success of Vista Field. The KPFD architects from ALSC, have collectively met with DPZ and collaborated on ways to address the connectivity and Ms. Johnson believes that meaningful solutions will be presented this evening.

***B. General Concepts: Marie Mosley, City of Kennewick, and Tim Arntzen, Port of Kennewick, and Corey Pearson, Kennewick Public Facilities District***

Mr. Arntzen stated DPZ will give the audience a brief report from the November Charrette, where the community voiced their opinion on the general concept for the area. Mr. Arntzen offered his viewpoint and stated that there are differences between the Vista Field Draft plan and the KPFD plan, which include the idea of connectivity and incorporating numerous slow moving streets that are auto and pedestrian friendly, which bring vitality to the area. Mr. Arntzen stated the recent focus of discussion has been the small lane that lies between the Convention Center and the Toyota Center. Mr. Arntzen believes there has been some misconceptions regarding the small lane, which was meant to be a slow moving lane that would create access to the new town center from the entertainment district. Mr. Arntzen stated, it has never been the position of the Port that the community had to choose between a small lane and the expansion of the Convention Center, they can both exist. Mr. Arntzen introduced Mr. Mehaffy of DPZ, to present the community's plan from the Charrette. Mr. Mehaffy thanked Mr. Arntzen and echoed Ms. Johnson's comments, stating there has been collaboration between the entities, beginning with the Charrette. Mr. Mehaffy stated it will take a lot of heavy lifting on everyone's part to make Vista Field a great plan and join it up with the Convention





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Center and the community.

Mr. Mehaffy reported the outcome from the Charrette was that the community desired a walkable, mixed community, something special that provides an amenity that the area does not currently have. DPZ feels very privileged and excited to be a part of the redevelopment and it is a very rare opportunity to find a blank canvas in the middle of a bustling area. Mr. Mehaffy is delighted this meeting is taking place and DPZ is looking forward to the ongoing collaboration with the Port's jurisdictional partners. The Port stated DPZ's mission for the redevelopment was to think outside the box and be innovative and creative, but the design should be feasible and achievable. Mr. Mehaffy stated some ideas may not come to fruition, including the small lane behind the Convention Center, ultimately, it will be up to the community to decide what is built.

Mr. Peterson stated the Port is currently working on a land exchange which is crucial and will connect the entire corridor. Mr. Peterson explained DPZ was tasked to work with surrounding properties and most of the area surrounding Vista Field is government owned. Although DPZ was working on Port property, the citizens emphasized that there should be some consideration and communication with the surrounding properties owners, to tie the area together. The Draft Charrette Report contains "what if" ideas generated from the community, it is not the final plan adopted by the Port, but a report that identifies an opportunity.

Mr. Mehaffy stated DPZ's role is to propose ideas to our partners and see if we can collaboratively resolve any issues. Mr. Mehaffy explained the Vista Field area is larger in comparison to the small walkable blocks of Portland and downtown Seattle Waterfront.

Mr. Mehaffy stated there are possibilities to create connectivity from the Convention Center to Vista Field, which would benefit surrounding properties. Mr. Mehaffy presented examples of the small lane running between the Convention Center and the Toyota Center, connecting Vista Field to the entertainment district. Mr. Mehaffy offered the MODA Center in Portland as an example of an area that is empty whenever there aren't events being held, and to bring vitality to the area, one might consider bringing in a fine grade mix of elements such as pedestrian and slow moving vehicle traffic. Seattle and Spokane have created a walkable downtown area, which allows for both cars and pedestrians, to keep people in the area. Mr. Mehaffy emphasized these are only possibilities, not an adopted plan.

Mr. Qamar reiterated Mr. Mehaffy's comments, the focus on the small lane is an example of how connectivity is important, both at a local level and the larger scale of the entire district. Downtown Seattle and Portland are similar in scale to Vista Field, however, Portland's block size is much smaller, and is a very walkable, bike-able and drivable community. The vision for Vista Field is to create small, intimate streets by opening the gateways and allowing the connectivity.

Mr. Pearson reported in 2009, the KPFD enlisted Sage Johnson to analyze the Convention Center after hearing from patrons that the Convention Center needed to expand. Sage Johnson examined what we have and what we need and concluded the Convention Center needed a hotel and more space. The Springhill Suites construction is nearly complete and the hotel will open this spring. In 2013, the KPFD brought forth a ballot measure to expand the Convention Center, which did not pass. The





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KPFD reevaluated the expansion with the City and looked at issues that could be solved. Mr. Pearson stated the Convention Center and Toyota Center draw a very diverse group of people, approximately 600,000 visitors a year visit the campus. The KPFD contracted with ALSC to solve the issues with the expansion and create a viable campus. Architect Rustin Hall came up with a theater concept in the exhibit hall, to house the Windermere Theater. Mr. Pearson stated the KPFD looked at many different options, but ultimately, the Convention Center needs to maintain its flexibility and keep the Toyota Center viable for the next ten years. Mr. Pearson stated as the KPFD looks at the next phase, Mr. Hall, through some collaboration, has plans for short and long term plans that meet the needs of the Convention Center and the Toyota Center.

Mr. Hall thanked Mr. Mehaffy and Mr. Qamar and appreciates their expertise and applauds DPZ for involving the community in the redevelopment. Mr. Hall has enjoyed meeting with Mr. Mehaffy and Mr. Qamar and discussing options for the Convention Center and Vista Field. Mr. Hall stated his mission is to determine how to maximize the expansion and practical use of the Convention Center and extend the life of Toyota Center, and he is looking to the future and making sure the KPFD master plan dovetails nicely with the Port's master plan. Mr. Hall presented the plans for the KPFD plan for the Convention Center expansion and Toyota Center food court. Mr. Hall stated, when looking at the at Convention Center environment, it was important to make it economically viable and create certain fundamental space. Mr. Hall stated, the expanded lobby, ballroom and shared space will be a way of optimizing the space and experience. Eventually, the Toyota Center will relocate, which will allow for the connectivity identical to the Port's plan. Mr. Hall stated in looking at the goals of the DPZ plan, we are looking at how we can make create an area that is more pedestrian friendly and create a link that will take us into the building, through the building, and out the other side to connect to Vista Field. Mr. Hall stated the opportunity allows for additional access to the Toyota Center that does not currently exist and will improve some issues in the interim for the existing arena. Mr. Hall feels the suggested slow lane will inhibit, from a functional standpoint, a continual indoor space which is more viable and create a grander business plan, for short and long term business operation. Mr. Hall stated, we have been looking at an open air thoroughfare in lieu of the slow moving lane, which will create a connection and additional uses. Mr. Hall believes the long term vision is the same and when the Convention Center expands, and the arena is relocated, we will then have the desired connectivity. It will be critical to have the space, activity and progress, which is an important first step to developing the area. Mr. Hall stated these are ideas, not solutions, and hopes we can continue to collaborate.

Mr. Arntzen does not believe the two plans are an identical match, as DPZ's plan shows a slow moving lane, whereas ALSC's plan is an open lobby. And although at some point the Toyota Center will be relocated, he does not anticipate it will be anytime soon. Mr. Arntzen appreciates Mr. Hall's comments.

Mr. Young confirmed there was not a replacement for the Toyota Center in Mr. Hall's design plan. Mr. Hall stated in the original master plan which was completed over a year ago, determined a new location for the Toyota Center which is located further north.





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## JOINT ELECTED DISCUSSIONS

Mr. Novakovich inquired of Mr. Hall when the expansion plans were drawn.

Mr. Hall stated the plans were started in 2011, once the KPFD received the economic report. The report stated there was a tremendous economic advantage in expanding the facility. There were a few initial studies, and the KPFD asked ALSC to look at expanding the entertainment district/campus, in context of the campus.

Mr. Novakovich stated at that time, Vista Field was an operating airport, and inquired if Mr. Hall were to look at the area today, if he would do anything different.

Mr. Hall stated, the Convention Center was built from a 1990's master plan, which was more introverted. When ALSC took the new master plan into consideration, they realized things have changed and determined the front door needed to move. The initial long term plan includes three entrance points, one that would face the new development and obscure the loading dock.

Mr. Novakovich believes both projects need to fly in a productive manner to benefit the community long term. Mr. Novakovich is in favor of both projects and now the task at hand is determining how we get there.

Mr. Jones appreciates all the presentations and believes we can all work together. Mr. Jones stated the key word he heard was connectivity and embracing Vista Field. However, we cannot forget affordability and developer interest, a project people want to develop. If the City builds the infrastructure, and the City and the Port work together with the KPFD on ideas, but ultimately, a developer needs to buy in on the ideas and project. Mr. Jones is concerned about the amount of focus on the small lane in front of the facility. Although it was stated that these are just ideas, Mr. Jones would like to see what is actually happening on Vista Field. He believes the plans can work together and hopes that the architects can continue meeting and come up with a plan that coincides with the expansion of the Convention Center. Mr. Jones is concerned about the conflicted cross hatch area and asked the architects to further explain the necessity.

Mr. Mehaffy stated ultimately, we were trying to spark discussion and feedback regarding the lane, however, the broader question is what the lane represents in terms of planning and how we approach it. The bigger issue is connectivity, the walkability of the area and vibrancy the development brings. The ultimate goal is the economic competitiveness for the area and what it can offer and contribute to the area. The economics of the development is fundamental and needs to be affordable and attractive to the market and developers. Mr. Mehaffy hopes this will be the start of a longer conversation and longer collaboration and has enjoyed working with Mr. Hall and Ms. Johnson.

Mr. Hall stated every time we meet, we generate more ideas and we are getting closer to an end result.

Mr. Qamar added we understand what the elected officials are asking for and what the established economic parameters are. Mr. Qamar further stated as we continue to meet, we will be able to come up with some great solutions.

Mr. Barnes stated, it is my understanding that when creating a master plan, the street layout comes first, and then the streetscape and finally the design. Mr. Barnes believes we should solidify the street layout and





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then move forward with the other amenities. Mr. Barnes agrees that feasibility is key and Mr. Jones comments are spot on. The Port has stressed the need for collaborative partnerships with our jurisdictional partners and then embrace partnerships with the private sector for the redevelopment. We would be remiss if we did not discuss the feasibility of the expansion of Convention Center and look at the economics of the addition. Ultimately, the public will decide if the expansion is feasible and that should be considered.

Mr. Moak stated one of the things that this area lacks as compared to our competition is connectivity. The Yakima Convention Center is located on the main thoroughfare, the same is true for the Wenatchee Convention Center and the Spokane Convention Center. Our Convention Center is not located on the main street and connectivity is problematic, as there isn't an easy access to the facility. The vision for Vista Field is to create small blocks, which will stimulate the economy and the desirability on the part of private sector. Mr. Moak would like to create additional opportunities to connect the projects and facilities and make this area a large community asset, and we should look at tying the projects together in a better way. Mr. Moak is concerned about linking the Toyota Center to the Convention Center at this time, because eventually the Toyota Center will be relocated. Mr. Moak stated as a region, maybe we should consider a replacement for the Toyota Center in a new location. Mr. Moak believes there are similarities between Mr. Hall's and Mr. Mehaffy's renderings but there is a need for more vehicular transportation. Mr. Moak is unsure if massing the buildings together is the best way of connecting the developments together and believes the ability to pass through in a variety of ways is important. Mr. Moak hopes we can bridge the gaps and come together on an idea and move forward.

Mr. Britain stated as elected officials, both entities have a financial responsibility to tax payers to make the best use of our funds and the Convention Center is a financial driver for region and expansion is essential. Mr. Britain is frustrated that we keep discussing this small lane, which could potentially sidetrack the expansion. The discussion surrounding the small lane could ultimately affect development of over 100 acres. Mr. Britain is glad we are meeting today and discussing both plans in public because he believes there is a misconception that the City is not willing to alter parts of the KPPD master plan. Mr. Britain stated there is a compromise, as we have seen tonight, and further discussion is warranted and he believes the City is not turning their back on Vista Field. Mr. Britain expressed his appreciation for the public's attendance and stated there is cooperation between all the entities.

Mr. Parish believes the elected officials and the architects will be able to come up with a plan that will work for the entities and the public. Mr. Parish stated putting in the infrastructure for the area is key to bringing in developers. Senator Sharon Brown is working to get an LRF program formed, which the City utilized to develop the Southridge area. The new amenities will generate tax revenue and the State will return funds which help pay the debt service on the infrastructure. Mr. Parish stated the area infrastructure needs to be completed to bring in developers. Mr. Parish believes the entities need to work with Senator Brown to get the LRF program through legislation, so we can begin the project.

Mr. Novakovich stated both projects are essential to long term economic development for the Tri-Cities and he wants to see them succeed. Mr. Novakovich believes partnerships are essential and since this is a Special Joint Meeting for the Port of Kennewick, he would like to entertain a motion.

**Motion: Commissioner Novakovich moved to authorize the Executive Director to remove the small street which passes between the Convention Center and the Toyota Center from the Draft Master Plan;**





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*Commissioner Barnes seconded.*

*Discussion:*

*Mr. Moak would not be favor of the motion until we have heard the public's opinion. The Port plan is a community driven plan, and although I understand where Mr. Novakovich is coming from, I am reluctant to move forward until we hear from the public.*

*Mr. Barnes requested to table the motion until after the Public Comment section and revisit the motion once the public comment period has ended.*

*Mr. Novakovich is in favor of laying the motion on the table and voting after the public comment section of tonight's meeting.*

The Port of Kennewick Commission is in consensus of waiting until after the completion of the public comment section.

Mr. Dudney thanked the Port Commission and City Council for meeting and talking openly about ideas and plans. Mr. Dudney stated the projects are work in progress and will require more partners in the private sector to make the plans work. Mr. Dudney believes we should be celebrating what we are doing and this is a really exciting time. We have a great map to move forward to create a really cool area for the Tri-Cities. Mr. Dudney is excited to be a part of the redevelopment and has full confidence that we will be able to create a stellar plan, which the community will embrace, bring economic development to the area and establish a true entertainment district. Mr. Dudney is excited for the future and commended for the audience coming out and listening to the presentations tonight.

Mr. Givens requested a joint meeting with the elected officials and decision makers, who are involved in the expansion and redevelopment process and stated, he is pleased tonight's meeting happened. Mr. Givens is excited about the opportunities that will come forward through partnerships and stated he has seen some real leadership tonight by our elected officials and appreciates it.

Ms. Johnson thanked the City and Port for allowing this meeting to take place and believes there has been a lot of misinformation reported and hopes this meeting has helped clear up any misconceptions. Ms. Johnson stated Willamette Boulevard, which is considered a small lane, runs behind the mall and connects Columbia Center Boulevard to Gage Road. This small lane is heavily used and for public safety, speed bumps were installed to slow drivers down. Ms. Johnson stated it is our intention to work to create a public connection and is in our best interest as well to create the connection. Ms. Johnson stated for Convention Center goes to have an opportunity to go to restaurants and enjoy the community is of vital interest to the KPFD, the City and the Port. Ms. Johnson thanked everyone for their consideration in terms of how we move forward with this process.

### RECESS

*Mr. Young called for a recess at 8:19 p.m. for approximately eight minutes.*

*Mr. Young reconvened the meeting at 8:26 p.m.*



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Mr. Young stated the rules for public comment.

### PUBLIC COMMENT

Jim Wade, 1813 South Rainier Place, Kennewick. Mr. Wade inquired why the Vista Field Master Plan was not presented and asked who the partners were on the redevelopment. Mr. Wade further inquired if there were any commitments from wineries or developers for Columbia Gardens or Vista Field.

Mr. Young stated Mr. Peterson presented a slide illustrating which government entities own property around Vista Field. If Mr. Wade is interested in the photo, he should contact Mr. Peterson.

Mr. Arntzen stated the Port has received a few letters of interest from wineries for Columbia Gardens, and some informal interest as well. Regarding Vista Field, it is too early in the redevelopment process.

Justin Raffa, 1214 Gowan Avenue, Richland. Mr. Raffa participated in the Port's Charrette process in November and was thrilled with the openness and transparency that ensued. The process was widely advertised and open to the public, who themselves took the lead in generating ideas. The public attendees challenged the Port and their contractors, DPZ, to think beyond boundaries and focus on a vision of what could be, not just on Port owned land, but the entire surrounding area. This led to a number of exciting and unexpected outcomes, including a walkable town center, that is not dominated by cars, but does not exclude them at the same time. As well as a stage one Performing Arts Center (PAC), that could potentially utilize some existing materials. Many elements from the Draft Charrette Report seemed to have been well received while some items need further attention, like the road alignment that has been discussed tonight and overhead power. This seems to be an appropriate time to discuss those elements before a master plan is adopted. The Arts Center Task Force, a 501(c) 3b non-profit organization, of which Mr. Raffa is a member of, is working to refine the vision for a stage one facility in Vista Field. Exploratory conversations have already begun between Port staff and KPFD staff. We the public, are looking to you as appointed leaders and elected officials to work together to ensure that Vista Field's redevelopment, future expansion of the Convention Center and Toyota Center and that the entire entertainment district become one unified and complimentary vision. Whatever is decided, please make sure that the key principal of urbanism remains part of the vision. Smaller streets with numerous interconnections, mixed use, something different other than Clearwater Avenue or Queensgate Drive or Road 68 or most anywhere else in the Tri-Cities. This is such an exciting time for the future of our community and we look to you to help guide this process, especially why we are simultaneously we are working to rebrand our Tri-Cities.

Gary Chamberlin, 3413 Eastlake Drive, West Richland. Mr. Chamberlin stated after listening to the presentations tonight, it seems that we would benefit if we had some kind of access or connectivity to the area. We need the passageway so people can visualize the opportunities that are available and what will come. When you arrive at Vista Field, most of your time is spent trying to find your way out, as with most blocks and it was only when the Port got involved, did we become serious with the plan. Mr. Chamberlin, a real estate appraiser and developer, stated the Northwest Passage and entrance should be created first, and then buildings and layouts should be addressed afterwards.

C. Mark Smith, 1433 Chardonnay Drive, Richland. Mr. Smith has spent forty years as an economic developer at the state and federal level and looks at these projects as economic developer. The jobs and tax





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base that will come from Vista Field and expanded tax base that will come with the expansion of the Convention Center is tremendous. Mr. Smith stated, he came here tonight to reprimand you for arguing about a small road, which as far as I am concerned is fine. Mr. Smith stated this issue is only the first of many other issues over the next twenty years, and advised the panel to become accustomed with issues such as this. Mr. Smith stated what should be discussed tonight is all parties talking about entering into a formal Memorandum of Understanding (MOU), which binds all the parties to work cooperatively to implement this project. That MOU should then lead to a more formal Interlocal Agreement (ILA) and then to the creation of implementing authority, like a public development authority, that is charged with coordinating the efforts of all the cooperating partners to implement this project. Mr. Smith stated there is only one chance to get Vista Field right, and if you succeed, everybody wins. But if you walk out of here tonight without agreeing to take future action, in terms of moving this project forward, rather than taking things off the table, there will be consequences. The public and the media will lose confidence in the project, investors will lose confidence, bond issues will fail, current political, potential major tenants will seek other solutions and some elected officials will lose their jobs.

Kirk Williamson, 527 North Reed, Kennewick. Mr. Williamson votes and pay taxes or fees in each of the eight different public entities that hold land around Vista Field. Mr. Williamson congratulated each entity for being here, but ultimately, all eight of the public entities need to engage in some kind of formal process to move forward together. Mr. Williamson offered the opinion that if Mr. Hall and Mr. Mehaffy were seated next to each other tonight, the issue would have been resolved by now.

Derrick Stricker, 3709 West Yelm, Kennewick. Mr. Stricker would like to mirror the previous comments, on behalf of the young professionals. Vista Field is a platform for the next generation for all of Tri-Cities, not just Kennewick. The fact that we are all here tonight, speaking publically about the Convention Center and Vista Field, where a lot of focus has been on the alley, is only the first of many issues that we will come up against. The redevelopment will take a long time and many issues will arise, but the perception of what the City, the community and the young professionals see, is what can be true and what can be, for the future of Tri-Cities. How it is handled, whatever the outcome, will show the community that there is hope, optimism, and we can all work together to give us something better than we started with.

Kris Watkins, 218 Hillview Drive, Richland. Ms. Watkins started out her career as a project manager, working on developing 600 acres in Canyon Lakes, so she understands the dynamics of a master plan. As CEO for Visit Tri-Cities, she has sold an enormous amount of conventions and it is critical and important to meet the needs of the meeting planner. Although the building is public, if you build it right, people will come and the current configuration shows the need for the road to be eliminated. In order to have everything under one roof and have the connectivity, it is crucial to move forward. Ms. Watkins believes the architects have the ability to come up with a solution. A convention center needs to be designed for the meeting planner, who is making the decision of where the convention is held. Successful convention centers throughout the nation have everything located one building, which is crucial. Ms. Watkins stated, to walk across the street to a convention does not work. Ms. Watkins commends everyone for coming together, and stated if you build the right convention center, we will be able to sell it, and it will only help Vista Field and the entire Tri-Cities region.

Heather Breyemer, 5607 Taft Drive, Pasco. Ms. Breyemer, Director of Sales for the Convention Center, spoke on behalf of her clients regarding the Convention Center expansion. Ms. Breyemer shared comments





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from Ms. Vicky Scharlau, Executive Director of the Washington Association of Wine Grape Growers, who hold their annual trade show at the Convention Center with approximately 2000 attendees. They would like to grow the trade show, however; our vendors are very unhappy with being on the Toyota Center floor, which is referred to as the “icy outback”. The vendors pay a substantial amount of money to be part of the convention and travel from around the country to attend the trade show. The vendors want an equal opportunity to network with the attendees with one seamless attached building. It is the only solution to this problem. They are thrilled with the hotel addition, but now need an exhibit hall and a connection to the Toyota Center. They would like to continue holding their future current trade shows in the Tri-Cities, but other facilities across the state are courting them, and can fit their needs. Ms. Breymeyer stated these comments are heard on a daily basis and the expansion is imperative to the Convention Center’s success.

Ginger Wireman, 2435 Michael Avenue, Richland. Ms. Wireman was pleased to see the DPZ drawings for the small lane, which had not been shown before. Ms. Wireman stated for those that have missed anything on the Vista Field Charrette or the Vista Vision Task Force meetings, all the documents are available on the Port of Kennewick’s website. Ms. Wireman presented slides of concert venues and conventions centers around the Northwest. Ms. Wireman stated the convention center parking lot is very dangerous and is hard to maneuver and believes if designed correctly, a small lane would be great. Ms. Wireman disagrees that walking 400 yards is a long walk, the convention goer wants more breaks and the ability to go more directions.

Matt Boehnke, 6004 West 6<sup>th</sup> Avenue, Kennewick. Thank you Mayor Young and council members, the Port of Kennewick Commissioners and Staff, and Madam Chairman and members of the Facilities Board, for giving me this opportunity to speak as a concerned citizen on what has been called a “once-in-a-lifetime” opportunity. Mr. Boehnke is in favor of supporting the voice of the public. Mr. Boehnke feels we all want an overall concept to stimulate business and diversity. One that works to integrate public transportation, efficiencies of renewable energy, and allows for citizens of all ages to support and enjoy this area. Mr. Boehnke supports the mixed-use areas of the charrette plan that allows for diversity within this limited area, while supporting new startup and long established businesses. Mr. Boehnke also supports an idea of redevelopment and improvements to update the Toyota Center and create a Performing Arts Center opportunity for supporting our increasingly vast growing arts community. We need this type of diverse plan that works with a central vision to galvanize this development, and we have one working with the Tri-City Development Council and the Young Professionals Tri-Cities. We need to continue to support a Vista Field development plan that empowers businesses, energizes its people, and engages all aspects of these ideas to connect this piece of land to allow us to grow bigger and better than anyone of us can realize.

Chris Barnes, 2616 South Kellogg Street. Ms. Barnes is a lifelong resident of the Tri-Cities and stated Tri-Citians are accustomed to disappointment, and settling for less than best. Ms. Barnes learned about DPZ during the November Charrette and stated, they have planned over 350 urban centers. Ms. Barnes stated DPZ can create an area that has the cool factor, which will keep our kids here, and create a place where people will want to hang out. Vista Field is what the young millennials will want to be around, the nightlife that will go beyond 8:00 p.m., it is a place where the older generation, who should not be driving their cars, will be able to walk to local amenities. Ms. Barnes agrees that every place needs a convention center, but feels convention centers are single purpose, a tourist based economic development, which is fine for the convention goers, but Ms. Barnes would like to see something for those that live here and pay taxes here, and is tired of settling for second best.





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Christine Weitz, 11184 Dodd Road, Burbank. Ms. Weitz is a realtor in the Tri-Cities and took part in the Charrette process with DPZ. Ms. Weitz stated when Mr. Mehaffy presented the options for the small lane, she was excited, because it would bring something new and cool to the Tri-Cities and provide something to do in the area, versus driving to Portland or Seattle. Ms. Weitz stated, in regards to the small lane that runs through Columbia Mall, when the theater was open, traffic was not an issue, however, nothing has been constructed in that area, which allows for more traffic issues. To create an environment that has activity would allow for the coolness factor and when the enclosed space for the Convention Center was presented, it was reminiscent of the TRAC in Pasco, even with open feel. Ms. Weitz believes it is important to have the flow and moving components that will maximize the Tri Cities weather. Ms. Weitz inquired where the money for the expansion will be coming from.

Kathy Moore, 3517 Hanstead Street, Richland. Ms. Moore is the new general manager of the Spring Hill Suites Hotel next door. Ms. Moore stated, when building something new, things change, there are always issues and Ms. Moore appreciates Mr. Novakovich's motion earlier. Ms. Moore stated the options look nice, but the idea of street running by the entrance of the hotel and the Convention Center is not a very good idea, and she is not in favor of the small lane. Ms. Moore appreciates the idea of table-ing the small lane, and working on a plan that would better suit everyone.

No further comments were made.

Mr. Barnes restated the tabled motion:

***Motion: Commissioner Novakovich moved to authorize the Executive Director to remove the small street which passes between the Convention Center and the Toyota Center from the Draft Master Plan; Commissioner Barnes seconded.***

*Discussion:*

*Mr. Moak appreciates the comments and will vote in favor of the motion. There is so much more to do, where the City, the Port and the KPFD need to be working together to try to get the development up. If this small lane is driving a wedge between us, then Mr. Moak believes we should withdraw that wedge. The redevelopment is so much bigger than any of us and it is important for the Port that the Convention Center expands. To bring people to this area is tremendously important and if withdrawing the lane is what it takes for the City and the KPFD to put together a plan, then Mr. Moak believes the Port should withdraw the lane and concentrate on creating a cool area at Vista Field. Furthermore, we need to work with our partners: KID, KSD, the City, KPFD, and everyone else in the private sector, to make this development happen. Mr. Moak is happy to have the public comment and believes it is important to get the public view and appreciates deferring the motion.*

*Mr. Novakovich appreciates Mr. Moak's comments.*

*Mr. Barnes is in favor of removing the small lane with the understanding that Grandridge Boulevard will remain open.*

***With no further discussion, All in favor 3:0. Motion carried unanimously.***



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### CONCLUDING REMARKS

Ms. Johnson thanked everyone for coming out this evening, and thanked the Port Commission and the City Council for working through the process. We have a long term vision and to have a community that comes out and tells us what they want to see for the future of the Tri-Cities is great. Ms. Johnson believes the entities can come together to create the wow factor the public is looking for. Ms. Johnson appreciates hearing from everyone, and believes the KPFD will continue to work and support the vista vision, and it is in our best interest to do so and will do everything we can to make that happen.

Mr. Young appreciates everyone coming out tonight and stated, over the past few weeks the City Council has heard and read there was a lack of communication and cooperation. Mr. Young has met with Ms. Mosely and Mr. Arntzen and was unaware there was an issue. Mr. Young stated, this is not a complex problem that can't be fixed. As Mr. Smith stated, this is just one issue we need to work through and with two architect firms working on it, he believes the problem is easily solved. Mr. Young stated he has heard there is a need for an MOU for Vista Field, believes it is a great idea. Mr. Young thanked the KPFD and the Port Commission for their contribution and stated he is excited for the future of Columbia Drive, Duffy's Pond, and Vista Field. These projects will be a great opportunity for future generations to enjoy with their families.

Mr. Barnes thanked the City Council, KPFD Board and the members of the public who sat through the meeting and provided comments. The Port's expectations and standards are very high and we hope to achieve something truly special at Vista Field that is long lasting, for years to come. The Port values the work that can be achieved through collaboration and understand this project will take time and persistence. As Mr. Stricker stated, there will be some discomfort along the way, but as long as there is open, honest, communication and collaboration, and keeping the community's best interest in mind, we will succeed in creating the vision.

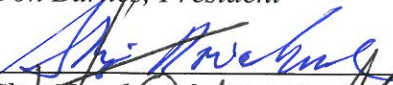
### ADJOURNMENT


With no further business to bring before the Board; the meeting was adjourned at 9:07 p.m.

### APPROVED:

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

  
\_\_\_\_\_  
Don Barnes, President

  
\_\_\_\_\_  
Skip Novakovich, Vice President

  
\_\_\_\_\_  
Thomas Moak, Secretary