



## AGENDA



***Port of Kennewick and City of Kennewick  
Special Joint Meeting  
Clover Island Inn, Plaza Room  
435 Clover Island Drive  
Kennewick, Washington  
Tuesday, October 1, 2013  
6:30 p.m.***

- I. Calls to Order  
Welcome: City of Kennewick Mayor Pro-Tem Don Britain and  
Port of Kennewick Commission President Skip Novakovich
- II. Pledge of Allegiance
- III. Public Comment *(Please state your name and address for the public record)*
- IV. Columbia Drive Revitalization Project
  - A. Introduction: Don Britain, City of Kennewick, and Skip Novakovich, Port of Kennewick
  - B. General Concepts: Marie Mosley, City of Kennewick, and Tim Arntzen, Port of Kennewick
- V. Discussion of Project
  - A. Professor Gary Black, Integrated Structures, Inc.
- VI. Economic Review of Project
  - A. Jim Hagar, HDR Engineering
- VII. Summary Comments  
Marie Mosley and Tim Arntzen
- VIII. Public Comment *(Please state your name and address for the public record)*
- IX. Joint Elected Discussions
- X. Concluding Remarks  
Don Britain and Skip Novakovich
- XI. Adjournment

***PLEASE SILENCE CELL PHONES***



To: Port of Kennewick Board of Commissioners

From: Tim Arntzen, Executive Director

Re: **October 1, 2013 COLUMBIA DRIVE REDEVELOPMENT**  
**Joint Meeting between Port of Kennewick & City of Kennewick**  
**Proposed Partnership/Essential Elements for Discussion**

---

The “Columbia Gardens” project site is located on Columbia Drive in downtown Kennewick, within the “Bridge-to-Bridge” Master Plan Area, and adjacent to a scenic nature pond—offering an extremely unique opportunity for mixed-use development. The vision for the area is to create a destination that includes a wine village featuring urban wineries, tasting rooms, shopping, and entertainment amenities which will draw Quad-City residents and visitors to Kennewick’s historic waterfront. Over the past few years, Port and City staff have been working cooperatively to master plan that area to accommodate boutique wineries, restaurants, retail, public spaces, and waterfront trails. The joint meeting includes a report on the pattern language process and recommendations compiled by Gary Black of Integrated Structures Incorporated; a consultant hired by both the City and Port to assist with joint planning efforts.

The meeting provides an opportunity for the Board of Commissioners and Kennewick City Council to receive an update on planning efforts for the Columbia Gardens portion of the Bridge-to-Bridge area of Columbia Drive; and a chance to discuss an integrated framework for cooperatively pursuing economic development projects at and near the project area.

Several private wine-related businesses have expressed substantial interest in purchasing or leasing Port-owned property in the area; and developing the Port’s Columbia Gardens waterfront property would foster economic vitality for Kennewick’s historic downtown. Indeed, successful and timely redevelopment of the Columbia Gardens project area would benefit the economic and social welfare of the City and the surrounding area.

The City and Port have previously created conceptual and master plans for revitalization of Kennewick’s Bridge-to-Bridge area. And the Port has already expended \$5.2 million toward revitalization of Columbia Drive. Master planning efforts are critical to successful future development; and collaborations and shared resources best serve the public interest by leveraging the unique abilities of those involved. Port and City staff have spent much time discussing options and have identified potential opportunities where the jurisdictions might collaboratively implement partnership objectives to revitalize downtown and bring new business, new jobs, and an expanded tax base to Kennewick.

## **Columbia Gardens Phase 1**

### **Phase I Winery Effluent Treatment Facility & Zoning**

In order to attract urban wineries, Port and City staff identified a need for effective pre-treatment of wine waste water. Integrated Structures Incorporated (ISI) worked with Port and City staff to develop a proposed method of treatment that would involve the City installing a small bio-processing system connected to existing City sewer, with the Port allocating and renovating a portion of an existing Columbia Gardens building to house required above-ground equipment. The proposal as envisioned for Phase I would be for the City to enact appropriate zoning for the Columbia Gardens site and then construct a limited, but easily expandable, bio-processing system with capacity for treating an initial 50,000 cases annually (reflecting multiple winery case totals); and as interest and development progresses a Phase II installation with larger capacity would eventually accommodate 300,000 cases annually and allow numerous, boutique wineries to flourish in the urban, waterfront wine village. Also as proposed, Port of Kennewick would fund renovations to a Port-owned building, at 211 Columbia Drive, to accommodate and visually camouflage the required above-ground wine-effluent processing system.

It is further envisioned that Port of Kennewick would both fund and manage the architectural design and construction renovations to an existing Port-owned building, at 421 Columbia Drive, for the purpose of wine related activities including wine production, processing, storage and tasting. And, in order to expand opportunities for production, tasting, and processing, it is envisioned that the Port could fund the design and construction of a second, new building, also located at 421 East Columbia Drive, for the purpose of accommodating wine-related activities. Under Phase I planning, Port of Kennewick might anticipate expending between \$1 and \$1.3 million on the Columbia Gardens project. If funding does not permit the construction of a secondary building the Port is encouraged to construct an attractive, sound-barrier wall along the frontage of 421 Columbia Drive to provide screening and security for anticipated tenants.

### **Extension of Nature Trail**

Another element which has been identified as critical to movement, access, enjoyment, and orientation toward the waterfront is a need to extend the existing “bookend” trail sections along the nature pond trail. This would orient the space toward the river, and create a focal point for development which incorporates watchable wildlife opportunities as part of a commercial, mixed-use, and industrialized urban setting. The Port could consider providing the City with an easement across its Columbia Gardens property which would help minimize the City’s potential trail development costs. As envisioned the trail elements would be of such material and design to help soften the visual transition from hard, paved parking surfaces to the quiet, reflective nature path.

### **Surface Parking & Streetscapes**

Additional elements which have been identified as critical components and proposed under this master planning include paved parking, driveway, winery crush pad/parking, lighting,



landscaping/streetscaping, and transit access improvements. As envisioned, the City as a municipal entity with authority in water, sewer, and street improvements could undertake development of these hardscape areas and perhaps incorporate a manual-control catch basin system providing flexibility for use of the crush pad/parking area.

### **Cooperative Partners / Columbia Drive Champions**

As envisioned, a partnership approach to resource allocation is critical to the successful implementation of the proposed Columbia Gardens master plan. The plan as proposed would require a combination of Port, City, and private sector investments and a careful, thoughtful and dedicated approach to phased development. In order to create a true competitive advantage for the City of Kennewick—and to ensure the Columbia Gardens waterfront becomes the wine village destination as envisioned by the community—the master plan encourages the jurisdictions to identify and champion Columbia Drive as Kennewick’s preferred location for boutique wineries, supported by a unique pre-treatment facility.

###



**Port of Kennewick  
Owned Properties**