

VISION

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

If you've been on Columbia Drive in east Kennewick lately, you've seen substantial activity.

At the Columbia Gardens Urban Wine & Artisan Village, building construction is underway and a new streetscape in progress that will reconnect the community with Kennewick's historic waterfront.

These Columbia Drive projects represent a multi-jurisdictional effort between the port, city of Kennewick and Benton PUD. They are the result of more than a decade of planning and public input, which began in 2002 with the community driven, Bridge to Bridge/River to Railroad waterfront redevelopment effort.

The city is enhancing the Columbia Gardens site with landscaping, lighting, a bus pullout, and other touches to improve the area for visitors. And by mid-2017, the port's construction of three wine production and tasting room buildings is expected to be complete, with commercial wineries open for business.

The port actively and continually seeks citizen input to help guide future planning and development. And this past summer, commissioners held a planning retreat to discuss the port's comprehensive plan, including how to prioritize the many short- and long-term projects to align with the available staff and financial resources. This was the first time a retreat format was used to review the comprehensive plan, and citizen insights and comments received were indispensable.

I invite you to attend a future commission meeting and add your voice to many others who are helping guide our community's bright future. The Port of Kennewick—we're working for you!

Sincerely,



Skip Novakovich

President, Port of Kennewick Board of Commissioners

CBC Plans Culinary Arts Center for Kennewick Waterfront

Economic Development Partnership will Benefit Historic Downtown

A \$10 million Center for Culinary Arts Education is coming to Kennewick's historic waterfront. At a joint meeting in mid-October, port commissioners and city council members directed staff to partner with Columbia Basin College for a culinary arts center and to make additional infrastructure investments as catalyst projects for transforming east Columbia Drive.

The culinary arts center would be located in The Willows, on port-owned land adjacent to Clover Island, and serve as a complementary anchor to the second phase of development at Columbia Gardens Wine & Artisan Village. Phase one is currently proceeding with construction of three winery buildings. (See *Columbia Drive Enhancements in Full Swing*). As planned, the two-story, 20,000-square-foot culinary arts center will house three kitchens, a student-operated restaurant, retail bakery, and an event center. Together, these projects will provide valuable and needed workforce training and spur future employment, development, and private sector investment throughout the historic downtown.

"For me, this project is a beautiful, textbook example of economic development to benefit the community," said Rich Cummins, CBC president. "It's planned for an area people had given up on and together we plan to turn it around."

As proposed, phase two will require a combination of port, city, county, college, grants, and private sector investments and a careful, thoughtful and dedicated approach to implementation. The partners would form a development authority to raise funds for the culinary arts center. And the port and city will seek Benton County rural county capital funds to support phase two infrastructure. As envisioned, phase two infrastructure improvements would begin in early 2017.

"We raise really bright kids in this community, and then they go to Seattle or Portland or Spokane for these opportunities," said Tim Arntzen, port CEO. "Development of the culinary school will dramatically enhance the status of the wine village, it will provide job skills training, it will attract private sector investment, and it will transform our waterfront into gathering place for the region."



CBC President Rich Cummins, Kennewick Mayor Steve Young, and Port Commission President Skip Novakovich present a rendering of the culinary arts center proposed for The Willows near Clover Island.



A ground-level view of the proposed Columbia Basin College culinary arts center.

Port of Kennewick Public Commission Meetings

Meetings are held the second and fourth Tuesdays of each month. The meetings begin at 2:00 p.m. in the Commission Chambers at the Port of Kennewick offices, 350 Clover Island Drive, Suite 200, Kennewick, unless otherwise posted in the Tri-City Herald or Port of Kennewick website, www.portofkennewick.org. We would love to have you attend!



Skip Novakovich
Commissioner - President



Thomas Moak
Commissioner - Vice President



Don Barnes
Commissioner - Secretary

Murals to Celebrate Latino Heritage, Substantial Contributions

Artist Commissioned for Port's Columbia Gardens Wine Village

Artist Andrew Reid was selected to paint a public art mural project for the port's Columbia Gardens Wine & Artisans Village. Reid's design proposal was selected through an extensive search process from a pool of nearly 30 professional mural artists in the United States, Canada and Spain who responded to a call-to-artists issued earlier this year.

The murals will share and celebrate the Latino community's substantial contributions to the fabric of the Tri-Cities, including the agricultural and wine industries. The artwork will span 672-square-feet in two sections, one 48-feet and the other 36-feet in length. The murals will be installed on the port's planned Columbia Garden Wine & Artisan Village buildings, and will become an essential element in helping revitalize Kennewick's historic waterfront.

The Latino Heritage Mural Project is a culmination of more than a year's work by the Port of Kennewick and Latino community members who had approached the port when they were looking for places to tell their story through quality public art.



This conceptual design shows the style artist Andrew Reid has proposed for the Latino Heritage murals. Reid will visit Tri-Cities in 2017 and incorporate local perspectives into his final artwork.

Davin Diaz chairs the 12 member, all-volunteer Latino Heritage Mural Committee that worked extensively to determine what response, sense or feeling they want viewers of the artwork to experience. The committee also met with members of the Latino community, Hispanic Chamber of Commerce, and other organizations including the Kennewick Arts Commission, to obtain broad input on the project. Reid will travel to the Tri-Cities for several days in early 2017 to meet with residents, gain a feel for the local Latino story, and gather feedback to incorporate into the final mural designs.

"The Tri-Cities would not look the way it does without the Latino community," said Diaz. "This is the first mural of its nature to celebrate the Latino role in the Tri-Cities. A public art project like this takes art outside of people's homes and businesses and puts it in the public sphere where people can interact with it, learn from it and love it. And as far as raw talent and execution, this mural will be nothing like the Tri-Cities has ever seen."

The Latino Heritage Mural Committee extensively reviewed and narrowed the initial artists to five finalists who then submitted preliminary proposals for consideration in August. Those proposals were independently reviewed by both the mural committee and the Kennewick Arts Commission. The mural committee presented its unanimously choice for artist to port Commissioners in October.

The finished murals are anticipated to be completed by September 2017. The Latino Heritage Mural Project is funded by Port of Kennewick with support from Columbia Center Rotary, Kennewick Arts Commission and mural committee members.



In an October presentation to port commissioners, the Latino Heritage Mural Committee recommended artist Andrew Reid as its unanimous choice to paint the Columbia Garden murals.

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Land Sale to Boost Economy

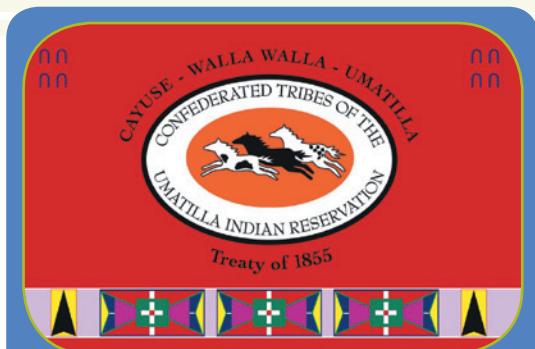
Catalyst for Business Expansion

Quay Street property in central Kennewick will be transformed to support the growing warehousing needs of a local business. The port sold two adjacent parcels totaling approximately 9.91 acres to MS Properties LLC for a purchase price of \$1.64 million.

The new owner intends to expand local business operations by constructing 40,000 square feet of new warehouse space, and renovating the existing building structure to support a wine commerce business. Future plans include development of the Deschutes Avenue frontage.

"The location was desirable to the purchaser in part due to the proximity to its other business interests, shipping vendors and distribution partners," said Amber Hanchette, port director of real estate and operations. "They also have some unique ideas in mind for development along Deschutes Avenue that is conceptually aligned with the urban redevelopment of Vista Field."

MS Properties will initially employ six in professional-wage careers at the Quay Street location.



Collaboration Continues Between Port and Tribes

Port and CTUIR Boards Meet

Port of Kennewick Board of Commissioners and Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Board of Trustees held their fourth joint meeting this past September. The port and CTUIR established a formal Memorandum of Understanding in 2013 to coordinate and communicate about efforts that effect both entities.

The Tribes have been invaluable partners to the port throughout Clover Island waterfront and other improvement projects.

Commission Holds Comprehensive Planning Retreat

Development Priorities Established

This past September, port commissioners and staff held a full-day comprehensive planning retreat at The REACH. This is the first time a retreat format was used to review and discuss the port's Comprehensive Scheme of Harbor Improvements plan update. The comprehensive plan document provides an overarching short- and long-term strategy for port development activities as required by Washington state law.

A consultant and port staff are currently updating the plan to incorporate the information gathered during the retreat. Commissioners will hold a meeting by the year's end to finalize and adopt the plan.



Port commissioners, staff and members of the public review and discuss the port's future development strategies at a September planning retreat.

Columbia Drive Enhancements in Full Swing

Construction Begins on Winery Buildings

Ground is moving at the Columbia Gardens Wine & Artisan Village on Columbia Drive near Clover Island.

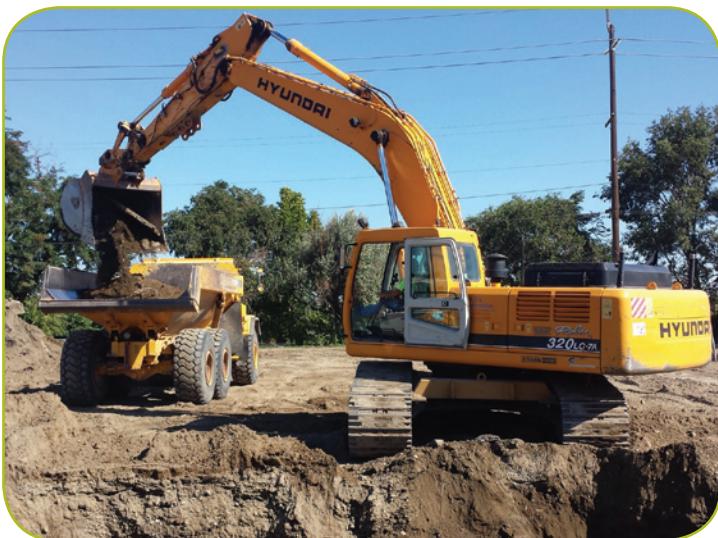
In October, the port awarded a contract to build three, port-owned winery buildings in phase one of the Columbia Gardens Wine and Artisan Village. This project is a joint effort between the port, city of Kennewick and Benton PUD, designed to bring wine tasting rooms and production facilities to Kennewick's historic waterfront.

A selection committee is currently reviewing tenant applications, and the port's board of commissioners will make a final determination on building tenants by the end of this year; with occupancy anticipated for summer 2017.

In addition, the city is installing streetscape improvements along Columbia Drive, including new streetlights, a defined bus pullout, and landscaping to improve pedestrian access and neighborhood aesthetics. And a city managed winery-wastewater treatment system will be completed, creating a competitive advantage for small wineries in an urban setting.

"This work is breathing new life in the downtown and adding additional business and employment opportunities," said Skip Novakovich, port commission president. "This project is transforming a once-tired and neglected waterfront into an exciting place."

Future planned projects will add a quiet street, additional parking, restaurants, shops, more tasting rooms, public art, and other attractions to create a unique gathering place for the region.



Construction of three winery buildings and Columbia Drive streetscaping is underway at the Columbia Gardens Wine & Artisan Village.

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Port Receives Clean State Audit

21 Consecutive Years of Clean Audits

For the 21st consecutive year, Port of Kennewick received a clean audit opinion.

The port's financial records and procedures are independently audited by the Washington State Auditor's Office. The auditor's office and its contractor, CliftonLarsonAllen, completed the port's 2015 financial statement audit in May.

"Because the port is owned by the public it's vital we maintain our more than two-decade history of fiscal responsibility," said Skip Novakovich, port commission president. "I'm extremely proud of our financial organization for another clean audit."

The auditors review financial records and procedures to ensure complete and accurate reporting; proper expenditure of tax dollars; and no misuse of public funds. It also validates that the port follows its own policies and procedures, as well as local, state and federal laws.

The report is available at PortofKennewick.org.



Commission Retains Vista Field Name

Development Concepts and Guidelines Adopted

Vista Field will remain as the former airport's name. Commissioners voted to retain the development's well-established moniker for the site, which reflects the site's history as an airport and World War II training facility for Navy pilots, as well as the expansive sight line views from the property.

"We made a commitment to document and honor the airfield's history within the development," said Skip Novakovich, port commission president. "Retaining the name Vista Field helps fulfill that commitment."

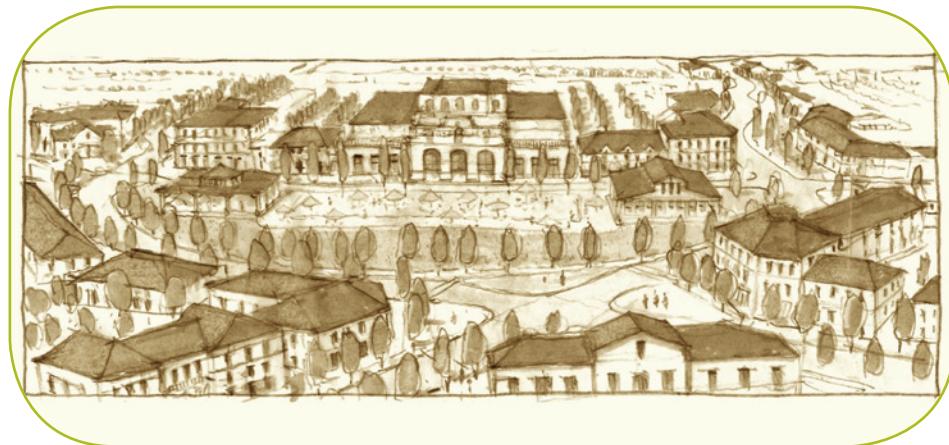
The port commission also adopted proposal guidelines, development concepts, and several other project directives for the 103-acre redevelopment. These standards will help guide developers, designers and contractors to ensure proposals support the unique architectural character planned for Vista Field.

Development concepts adopted include an arcade or pavilion, a tower, a water feature in the plaza, a residential section, and integration of interesting elements and embellishments. Concepts also include wider sidewalks and parklike streets where pedestrians and bicyclists are given priority over motorists.

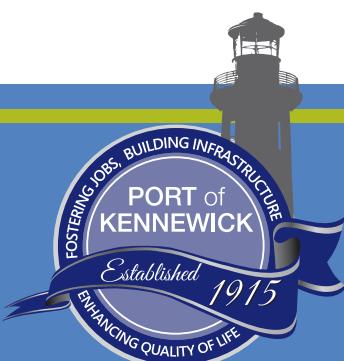
Vista Field efforts are moving forward, with completion of the master plan and bringing infrastructure to the site as the next major milestones.

The final Vista Field redevelopment master plan is anticipated to be presented to commissioners and Kennewick City Council for consideration by the end of the year. In 2017, the port will focus on infrastructure financing, construction design and recruiting developers.

"We're essentially building a city from scratch," said Tim Arntzen, port CEO. "The port and city teams have been working together diligently on this very complex project. Major activity is happening behind the scenes to lay the foundation for development to ensure we deliver on our promise to the community."



Vista Field study sketches highlight the central park and shared streets concepts.



Port of Kennewick

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and residents of the
Port of Kennewick.