

VISION

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

Port of Kennewick office is bustling these days – but that is nothing new.

The port employs a team of talented individuals who together deliver tremendous positive results for the economy and future of the Tri-Cities. In spite of managing and maintaining economic development sites across a 485-square-mile district, Port of Kennewick has only 12 staff members. Yet, I am consistently impressed by the number and complexity of projects underway as well as the energy, effort and cooperation our team provides as they successfully implement transformative projects for our district's taxpayers.

In fact, we frequently join forces with our partners at the City of Kennewick, City of Richland, City of West Richland, Benton County, Benton City, Corps of Engineers, Confederated Tribes of the Umatilla Indian Reservation, Washington Department of Fish and Wildlife, and other local, state, and federal agencies to improve areas and add amenities that benefit the community.

At Columbia Gardens, the first winery buildings are quickly coming together. Crews are on track to finish construction in preparation for our anticipated late summer opening. We have selected two incredible winemakers as the first tenants, and are excited to see them open their doors for business.

The Vista Field Redevelopment Master Plan initial draft is complete. The port team has worked alongside City of Kennewick staff on the master plan for several years. Now, city staff are performing a final technical review before the plan is presented to the city council and public later this year.

In March, I was honored to help place a 'mark on the map' representing the first private-sector commitment for Vista Field. That action was taken after port commissioners approved a letter of intent submitted by the Arts Center Task Force. That group is planning to privately-fund a mid-sized performing arts center at the heart of Vista Field. And that letter of intent does more than officially reserve a plot of land. It demonstrates private sector support for transforming Vista Field into a central gathering place that will enrich this community for generations.

I encourage you to read this newsletter to learn more about current activities. And I invite you to contact the port, its commissioners, or attend a future commission meeting to share your thoughts about any of our projects. We are here to serve you.

Sincerely,



Skip Novakovich
President, Port of Kennewick Board of Commissioners

S P R I N G ' 1 7

Winery Buildings Construction Advancing Columbia Gardens Coming to Life

The next time you drive by the Columbia Gardens Wine & Artisan Village site on Columbia Drive in east Kennewick, you'll see major activity underway. Large walls are rising to create the first three winery buildings.

The record-breaking cold winter stopped on-site construction for about two months, but crews are now running full speed to stay on track for the anticipated opening of phase one of the wine village this summer.

Columbia Gardens is a joint effort between the port and City of Kennewick, designed to reconnect the community with the Columbia River by bringing wine tasting rooms and production facilities to Kennewick's historic waterfront.

"It's exhilarating to watch the revitalization of this formerly forgotten waterfront land," said Skip Novakovich, port commission president. "Columbia Gardens will bring a renewed appeal to the downtown and attract new businesses and jobs, enhancing the local economy."



Three winery buildings are taking shape at Columbia Gardens Wine & Artisan Village along Columbia Drive in east Kennewick.

In recent months, the city installed 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 installed to create a competitive advantage and reduce regulatory hurdles and costs for small wineries in this urban setting.

Columbia Center Rotary Helps Fund Art Project

The Columbia Center Rotary donated \$5,000 to support the Port of Kennewick's Latino Heritage Mural Project at Columbia Gardens Wine & Artisan Village. The club presented a check to Skip Novakovich, port commission president during a January membership meeting.

The mural will celebrate the Latino community's extensive contributions to the Tri-Cities including the agricultural and wine industries. The artwork will span two canvases, one 48 feet and the other 36 feet in length. The finished mural is anticipated to be completed by September 2017.

The port is funding the mural project with financial support from the Kennewick Arts Commission, Latino Heritage Mural Committee members and Columbia Center Rotary.



Columbia Center Rotarian Davin Diaz (right), presents Port Commission President Skip Novakovich with a donation to the Latino Heritage Mural project.

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!

Cover Photo: *Mother of Reinvention II* by artist Ivan McLean on Clover Island. The artwork pivots to reveal different vistas within the open center circle. Photo by garys-hangups.com.



Skip Novakovich
Commissioner - President



Thomas Moak
Commissioner - Vice President



Don Barnes
Commissioner - Secretary

First Vista Field Land Reserved

Arts Center Task Force Secures Letter of Intent

The Arts Center Task Force has officially reserved the first parcel of land at Vista Field. The port commission at its March 28 meeting approved a letter of intent from the group and earmarked a 2.2-acre plot at Vista Field for its proposed 800-seat performing arts center.

The letter of intent specifies the terms of the agreement under which the port would sell the property to the Arts Center Task Force.

“A performing arts center was identified by the public early in the Vista Field planning process as a centerpiece of the redevelopment,” said Thomas Moak, port commission vice president. “And our entire commission has steadfastly maintained it can be a huge catalyst to attract other businesses and like-minded people to create a truly vibrant city center.”

The Arts Center Task Force is a 501(c)3 nonprofit corporation sponsoring the proposed performing arts center, called Vista Arts Center. The task force will raise funds to buy the land, construct and manage the performing arts center through public and private donations, grants and community support – not a sales tax or property tax increase.

“This is the initial step in a really important process to transform the Tri-Cities,” said Kathryn Lang, Arts Center Task Force communications chair. “By having an arts and entertainment district as part of Vista Field, it could bring an estimated \$18 to \$22 million additional tax revenue dollars to the community.”



Port commissioners and members of the Arts Center Task Force surround a rendering of Vista Field. An ‘X’ was drawn in to mark the spot for the proposed Vista Arts Center.

As planned, Vista Arts Center will have the capability to host regional performing arts groups and visual artists as well as professional touring groups.

“The facility we have envisioned will provide entertainment every week of the year,” said Steven Wiley, Arts Center Task Force chair. “It will stimulate regional economic growth and tourism, help to recruit and retain top talent at our local companies, provide new educational opportunities and vastly enrich the cultural life of the Tri-Cities.”

The task force recently hired LMN Architects of Seattle to design the arts center. To learn more about the Vista Arts Center project, visit the group’s website ArtsCenterTaskForce.com.

Vista Field Redevelopment Progressing

Since closing the airfield in 2013, the port has worked closely with the public on Vista Field’s future. This extensive community input provided the foundation of the Vista Field Redevelopment Master Plan.

In the years since, the port and City of Kennewick staff have been diligently working on every detail to complete a master plan that will allow for a transformative development that has never been done before in the Tri-Cities. Each section of the plan was refined during meetings with city departmental staff including public works, planning, police, fire, and economic development.

“Redeveloping Vista Field is an incredible undertaking and we recognize the magnitude and level of sophistication and complexity of this project,” said Don Barnes, port commissioner. “From the very outset, we talked about the importance of doing it right rather than doing it right now. In other words, it’s more important to focus on essential ingredients for a successful redevelopment rather than time or self-imposed deadlines. It’s important to realize that we’re still in that ‘let’s get it right’ phase.”

Fully developing myriad details is vital to ensuring the Vista Field concept is viable, and will provide a positive return on investment for taxpayers.

The draft master plan was completed in March, and is now with city staff for a final review before it is presented to the port commission, city council and public later this year.

Bartholomew, Vino La Monarcha Wineries Moving to Kennewick

Columbia Gardens Founding Tenants Selected

Bartholomew Winery of Seattle and Vino La Monarcha by Palencia Winery of Walla Walla will relocate to Kennewick as the inaugural tenants for the first phase of Port of Kennewick's Columbia Gardens Wine & Artisan Village.

The headquarters, production facilities and tasting rooms for both wineries will be based at Columbia Gardens. The wine village is adjacent to Clover Island and overlooks Duffy's Pond and riverfront walking trails.

The men behind Bartholomew Winery and Vino La Monarcha are enthusiastic to collaborate on events and experiences to build a niche and help bolster visitors at the historic waterfront.



Chris Riter, illustrator

Artist rendering of Columbia Gardens Wine & Artisan Village phase one winery buildings.

Bartholomew Winery

A loan application call from a winemaker more than a decade ago changed Bart Fawbush's destiny.

Fawbush, owner and winemaker of Bartholomew Winery, was a mortgage broker still looking for his calling in life. During the lengthy discussion, Fawbush asked more about wine making than about the details of the loan.

The winemaker invited Fawbush to Woodinville for a tasting at the warehouse district.

"At that moment, it was a paradigm shift. I never thought about purchasing grapes and producing wine in a warehouse, allowing me to keep my day job," Fawbush said. "I realized, 'maybe this can work.'"

In college, Fawbush studied biology and chemistry. The combination of his business experience, education and raw determination culminated in the 2007 opening of Bartholomew Winery – his namesake – in the former Rainier Brewery building in Seattle.

Now a decade later, Bartholomew Winery is well-known in the region for its signature grape, the Carménère, with red and rose styles that are hard to keep in stock.



Bart Fawbush

"Overall, we're a Bordeaux house. We do all those grapes, and we throw in some odd stuff like Tannat, Souzao and Aligote to keep people guessing and coming back," he said.

The move to Columbia Gardens will provide Fawbush nearly double his current production space, allowing an increase in production to 2,500 cases in 2017. In addition to producing and selling wines from Columbia Gardens, he will continue operating his tasting room in Seattle.

Fawbush is eager to move with his family to the Tri-Cities and said the community has already been extremely welcoming.

"We look forward to becoming a part of the Tri-Cities community," he said. "I plan to immerse myself and hopefully become a local success story. I'd like Columbia Gardens to be a destination people enjoy going to."

(Continued on next page.)



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Vino La Monarcha

Victor Palencia, owner and winemaker of Vino La Monarcha, is a self-proclaimed geek. During his high school years, he loved chemistry. He also enjoyed the outdoors. Palencia didn't exactly know what he wanted to do later in life. But he knew it had to be in the wine business.

"In those days, wanting to be a winemaker was like shooting for the stars," Palencia said. "My dad was a laborer, and I loved what he did. It was beautiful on the farm all day with the scenery. But when I found out wine making mixes the science and ag sides, everything clicked. I thought, 'This is it.'"

Palencia grew up in Prosser and spent his days around grapes and wine making operations. This upbringing molded him to be the winemaker he is today, providing the diverse experiences he still draws from every day. His childhood also inspired the Vino La Monarcha name.

"It's symbolic and goes to the heart of my family's story and legacy," he said. "It's a brand that pays tribute to the spirit of the Monarch butterfly. Some of the largest population comes from Michoacan, Mexico, where I was born, my hometown. The annual migration and amazing journey this species undertakes are really phenomenal. It's the largest migration globally."

Palencia introduced Monarcha in 2013 as a satellite under Palencia Wine Company in Walla Walla. The label produces a mix of red and white wines including Merlot, Malbec, Sangiovese, Cabernet Sauvignon, Pinot Noir Rosé, and Riesling.

He is slowly adding a few more varietals and expects to produce around 6,000 cases in 2017. In addition to producing Monarcha wines from Columbia Gardens, he will continue running Palencia Wine Company in Walla Walla.

"From its start, I wanted Monarcha to be produced in the Tri-Cities," he said. "The reason we want to see it in the Tri-Cities is this is an amazing community. We live in this community, and see a culture and immense diversity forming locally that will provide a beautiful future with bright potential. We want to help build an epicenter for wine here."



Victor Palencia



MONARCHA

Waterfront Land Available

Development efforts on Clover Island are enhancing Kennewick's historic waterfront for public use. Construction of The Gathering Place will extend the public pathway and add artwork and seating areas on the island's south shoreline. Once that project is complete, two commercial mixed-use parcels with residential opportunities will be available. These lots overlook the island's marina harbor.

For lease information, contact Amber Hanchette, director of real estate and operations at 509-586-1186.



Shoreline Improved

This spring, Port of Kennewick, with the support of City of Kennewick, U.S. Army Corps of Engineers, Washington Department of Fish and Wildlife, and other agency partners, worked to improve the Duffy's Pond shoreline. The port engaged Department of Corrections Coyote Ridge work crews to thin dense brush and remove overgrown vegetation and debris. The cleanup effort increased safety and public access, enhanced scenic views, and improved habitat for abundant wildlife.



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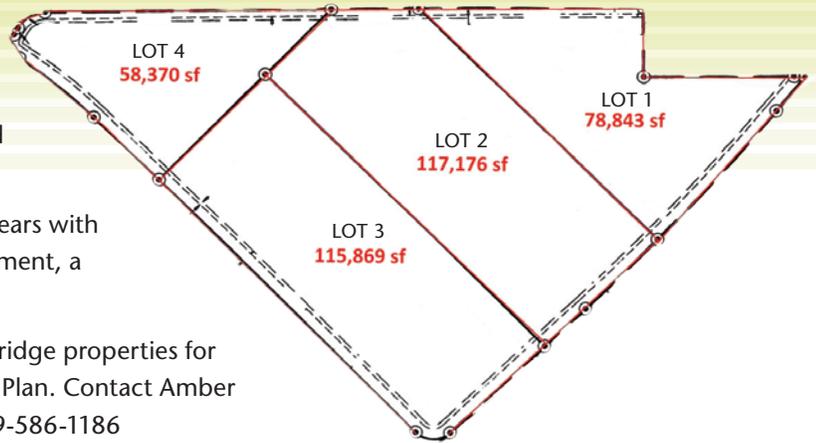
Southridge Development Sites for Sale

8.5 Acres Now Available

Four parcels of port-owned land, totaling 8.5 acres, are available for purchase in the Southridge area. The lots, surrounded by Southridge Boulevard, 36th Avenue, and Ridgeline Drive, range from 1.34 acres to 2.69 acres.

The Southridge area has grown dramatically in recent years with investments in residential, restaurants, hotels, entertainment, a sports complex, and the Carousel of Dreams.

Commissioners directed port staff to prepare the Southridge properties for sale as part of the Port of Kennewick 2017 – 2018 Work Plan. Contact Amber Hanchette, director of real estate and operations, at 509-586-1186 for more information.



SARC Construction Nears Completion

The Support, Advocacy & Resource Center (SARC) broke ground in October on a 6,000-square-foot facility at Port of Kennewick's Spaulding Business Park in Richland. SARC plans to employ 13 at its new facility, which is projected to open in May.

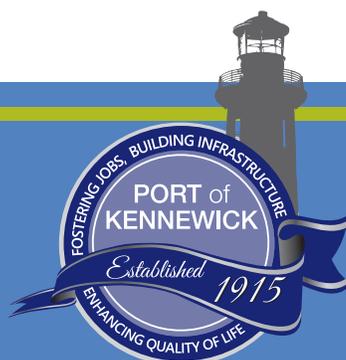
The organization serves victims of sexual violence, human trafficking and other crimes. The new building will provide space to establish a counseling program, expand client services, and create an environment more conducive to healing.



Spaulding Business Park Addition



Dr. John Staeheli, Kadlec orthopaedic surgeon, prepares to cut the ribbon commemorating the March opening of Kadlec Clinic Northwest Orthopaedic and Sports Medicine at the Port of Kennewick's Spaulding Business Park in Richland.



Port of Kennewick

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