

VISION

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

Shoreline Work Finished

Habitat Restored, Recreation Expanded

Earlier this year, port officials, tribal representatives, elected officials and federal and state agencies celebrated the completion of a \$6.4 million project to restore habitat and expand recreation on Clover Island's north shoreline. Festivities included a tribal blessing, speeches and a ribbon cutting.

The project's successful completion followed 15 years of collaboration, perseverance and pursuit of funding. The improvements were made as a cost-share partnership between Port of Kennewick and U.S. Army Corps of Engineers in collaboration with the Confederated Tribes of the Umatilla Indian Reservation, with investments from the Washington State Recreation & Conservation Office Aquatic Lands Enhancement Account, Benton County and City of Kennewick.

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Message From the Commission President

The Port of Kennewick team's recent accomplishments make me very proud to be a part of this exceptional organization.

After working for 15 years, a complex shoreline stabilization and habitat restoration project was recently completed. This project expanded recreational and economic development opportunities on Clover Island's waterfront. Now, I am excited to see which businesses choose to build on what I believe are the most attractive riverfront parcels in this region.

At Columbia Gardens Wine & Artisan Village, we hosted a car show, pop-up events and three Summer Saturdays Night Markets. These created additional vibrancy and provided economic benefits to local businesses. In addition, Swampy's BBQ is expanding its mobile vending operation into a restaurant and catering kitchen at Columbia Gardens.

The port team continues to work on the development of Vista Field. Recently, the port commission received the first private business proposal to build at this new town center, and staff continues assisting other developers with our collaborative design process. Plus, we are finalizing bid documents to transform former Vista Field airplane hangars into event pavilions to support expanded retail and commercial activity throughout the Vista Field Entertainment District.

To demonstrate our firm commitment to the community-driven Vista Field Master Plan, the port commission passed a resolution to ensure developments will follow the elements of new urbanism and mixed-use design.

From staffing adjustments and urban planning to wayfinding signage and jurisdictional partnerships, the port is investing to benefit the region and better serve you.



Skip Novakovich
President, Port of Kennewick
Board of Commissioners

Port of Kennewick Public Commission Meetings

Meetings are held the second and fourth Tuesdays of each month at 2 p.m. Visit PortofKennewick.org for meeting/location details, agendas and any schedule changes.

Cover Picture: Clover Island's "notch" offers an emergent wetland to support wildlife. Picture by Kim Fetrow Photography.

Shoreline Work Finished

Continued From Cover

The project restored nearly an acre of shallow water habitat and a half-mile of shoreline, including 8,692 plantings, to benefit upper Columbia River spring Chinook salmon, upper- and mid-Columbia River steelhead and bull trout, and provide benefits to other birds, wildlife and aquatic species at Clover Island.

Additional improvements included constructing four viewpoints with benches, installing educational signs to showcase birds and animals common to the riparian river system, and extending the Clover Island Riverwalk to connect the community with the Columbia River waterfront.

The project was the latest investment by the port as it has worked to transform Clover Island into a Columbia River destination. The shoreline restoration work created four of the region's most desirable waterfront parcels, which the port is now preparing to lease for private development.



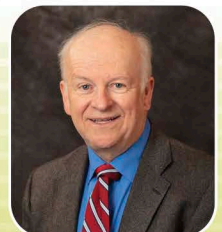
Washington Public Ports Association recognized the port as its 2023 Creative Partnership Award winner for creative collaboration with Confederated Tribes of the Umatilla Indian Reservation, U.S. Army Corps of Engineers, Washington State Recreation & Conservation Office, Benton County and City of Kennewick to restore and revitalize Clover Island.



Skip Novakovich
Commission President



Ken Hohenberg
Commission Vice President



Thomas Moak
Commission Secretary

Partnering for Regional Benefit

Port Invests in Multiple City Projects

The port invested \$400,000 in **City of Richland's** Center Parkway North road extension project to connect Tapteal Drive in Richland with Gage Boulevard near the Columbia Center Mall in Kennewick.

The project will improve traffic flow and expand retail development opportunities in Kennewick and Richland. The construction includes a three-lane roadway with bike lanes, curb and gutter, sidewalks, and a signalized, gated at-grade railroad crossing.

In **Kennewick**, the port will invest \$275,000 to assist the city with intersection improvements at Deschutes Avenue and Columbia Center Boulevard. This work will improve traffic flow and access to the port's Vista Field development site. The project includes the installation of curb and gutter, sidewalks, traffic islands, retaining walls, driveways, storm drainage, landscape and irrigation restoration, signage and new signal systems.

The port commission also agreed to provide \$40,000 to **Benton City** to assist with economic development projects, including updating the city's parks and recreation plan and zoning map, training staff to implement new design standards and developing recruiting materials. These efforts will help increase business opportunities for sites within the port district.



Port investments are supporting city projects like Richland's Center Parkway Extension.

Wayfinding Signage Added to Waterfront

Food, Wine & Amenities Highlighted

New branding and wayfinding signage directs visitors to wineries, food, art and recreational amenities within Kennewick's Historic Waterfront District.

The port installed a large monument-style sign along Columbia Drive near the Cedar Street entrance to its Columbia Gardens Wine & Artisan Village. In addition, there are three directional-panel signs within Columbia Gardens and two along the Duffy's Pond pathway near Clover Island Drive.

The sign designs complement existing City of Kennewick wayfinding signage and incorporate the same Kennewick red color from the Tri-Cities' regional wayfinding plan.



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Swampy's BBQ Expanding

Building Under Construction

Swampy's BBQ broke ground on its new location at the port's Columbia Gardens Wine & Artisan Village development.

When complete, the building will enable Swampy's BBQ to accommodate its popular food truck and smoker operations, operate a commissary kitchen, prep for catering events and serve guests with expanded hours.

"We're thrilled to see Swampy's BBQ grow," said port CEO Tim Arntzen. "Ron Swanby has been an outstanding ambassador for the wine and artisan village and a champion of east Kennewick revitalization."

The Pipeworks, LLC/Swampy's BBQ purchase is the port's first land sale at Columbia Gardens. Five additional shovel-ready parcels are for sale on that interior Columbia River waterfront.

Four wineries, a Food Truck Plaza, a scenic pathway and public artwork have come together at Columbia Gardens to create an inviting place within Kennewick's Historic Waterfront District.



The artist's rendering will soon become a reality as construction on Swampy's BBQ's brick-and-mortar building at Columbia Gardens started in May.

Chef Frank Magaña Joins Culture Shock Bistro

New Menu & Monthly Events

Culture Shock Bistro has a new co-owner and chef. Renowned wine country Chef Frank Magaña has joined forces with Victor Palencia of Monarcha Winery to offer local fare with a Spanish flair at Columbia Gardens.



The partners are expanding the food truck's and Monarcha Winery's offerings. In addition to Culture Shock's popular pizzas and prawn or vegetarian paella, watch for a monthly Around the World Supper Club and the annual Paella Party. The Culture Shock Bistro team also caters private events, and wine-tasting groups of six or more at Monarcha Winery can pre-order a custom-size paella with appetizers and a salad served by Chef Frank.

Visit ColumbiaGardensVendors.com to see all the food trucks, wineries and pop-up businesses at Columbia Gardens, located at 325 E. Columbia Drive in Kennewick. Check each vendor's social media channels for current days and hours of operation.

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Promotions, Additions & Congratulations

Chief Financial Officer Nick Kooiker was named a Deputy CEO for Port of Kennewick. Kooiker joins Tana Bader-Inglima, who was named Deputy CEO in 2015.

Kooiker's promotion was part of a succession plan port CEO Tim Arntzen has worked on for several years with the goal of ensuring the port's stability and long-term success in anticipation of pending retirements and other staff transitions.

Kooiker will continue to serve as the port's Chief Financial Officer and expand involvement with the port's Board of Commissioners and organizational partners as appropriate.

The port's facilities manager Michael Boehnke was promoted to Director of Operations. Boehnke assumed the operations duties from Director of Real Estate Amber Hanchette. This division of responsibilities allows each of these high-demand roles to have a dedicated director for a greater emphasis on managing port properties and the marketing, sales and leasing of port real estate.

The port added Ryan Bailey as a Maintenance Technician. His focus is ensuring quality public spaces and maintaining, repairing and improving development sites throughout the district. Bailey previously worked in maintenance for Washington State University Tri-Cities.

David Phongsa also joined the port team as Marketing and Capital Projects Coordinator. His efforts will help enhance vibrancy at Columbia Gardens, Clover Island and Vista Field. Phongsa supports the port's marketing and sales efforts and assists with small works and special projects, including event planning. He previously served as a contractor to the port coordinating the Columbia Gardens Food Truck Plaza.

"We have a great team, and there is a history of employment longevity with our port," said port CEO Tim Arntzen. "These changes offer a depth of bench necessary to meet future demands as we undertake significant projects throughout our district."

Port Adopts Hybrid Work Schedule

Alternatives Offered to In-Person Services

Port of Kennewick Board of Commissioners adopted a hybrid work schedule for port staff.

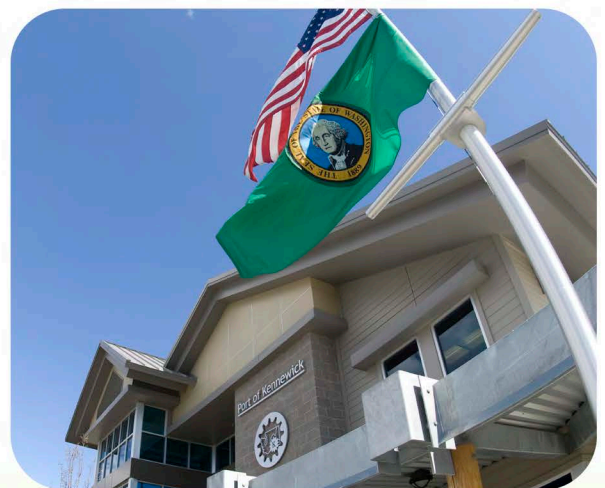
The port's office building is open Tuesdays and Thursdays from 9 a.m. to noon and 1 to 4 p.m., with staff serving the public in person.

Staff will work remotely on Mondays, Wednesdays and Fridays and provide support via phone or email from 8 a.m. to 5 p.m.

For the convenience of customers, the port offers a variety of alternatives to in-person business, like drop boxes and automatic payments. View all options to engage with staff or services remotely in the footer of the port's website at PortofKennewick.org.

Celebrating 10-Plus Years of Service to the Port Industry

- **Tim Arntzen**, CEO, 21 years
- **Larry Peterson**
Director of Planning & Development, 19 years
- **Tammy Fine**
Advisor, CPA/CFE, 19 years
- **Michael Boehnke**
Director of Operations, 16 years
- **Tana Bader-Inglima**, Deputy CEO, 15 years
- **Jennifer Roach**
Accounting/Administrative Assistant, 14 years
- **Bridgette Scott**
Executive Assistant, 13 years
- **Mike Melia**
Maintenance Technician, 12 years
- **Kandy Yates**
Office Assistant/Marina Manager, 11 years
- **Amber Hanchette**
Director of Real Estate, 10 years
- **Nick Kooiker**
Deputy CEO/CFO/Auditor, 10 years



Clover Island Concerts a Hit

Port Purchases Mobile Stage

Port of Kennewick proudly supports the Clover Island Inn Concert Series to raise awareness and expand patronage for the island and its businesses. The concerts also enhance the quality of life for port district residents.

The Clover Island Inn, as concert promoter, has long used an improvised stage unsuitable for some national acts. Recognizing the longstanding, positive economic impact the concert series provides, the port's commissioners authorized the purchase of a professional-quality APEX 3224 mobile stage. The stage is currently under construction, with delivery planned for spring 2024.

The port will lease the stage to Clover Island Inn to attract concerts and other performers to Clover Island. This arrangement will ensure the island remains a destination for people seeking quality entertainment. And it will bring new visitors and increased spending to Kennewick's Historic Waterfront District.



An example of the professional mobile stage coming to Clover Island in 2024.

Things to Do Around the District

Bringing Vibrancy & Private Investment

Community members are experiencing port properties like never before. This year, the port's Vista Field, Columbia Gardens Wine & Artisan Village and Clover Island sites hosted several free, family-friendly events – with more to come in 2024.

Events like the Classic Car Show, Yoga & Wellness Expo, ArtWalk, Summer Saturdays Night Markets, milestone celebrations and an E-Bike Expo brought hundreds of people to these vibrant destinations, helping increase visitor spending and encouraging additional private investment.



Summer Saturdays Night Market at Columbia Gardens



Yoga & Wellness Expo at Vista Field



Follow **Vista Field, Columbia Gardens Wine & Artisan Village, Clover Island** and **Port of Kennewick** on Facebook to keep up with everything happening around the port district.

The design phase for creating multiple community-use facilities from two unused, former hangar buildings at the southern gateway of Vista Field is 75% complete, with construction anticipated to begin in March 2024. The port is transforming the hangars into two pavilions with a stage, trellis, storage areas and several restrooms using a \$3.4 million Benton County Rural County Capital Fund grant.



PORT of KENNEWICK

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Developing assets to create sustainable family wage jobs, user-friendly transportation systems and quality of life enhancements for visitors and residents in the Port of Kennewick District.