

VISION

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

We're doing exciting things at the port to make our community an even better place to call home. Three major endeavors include additional improvements on Clover Island's waterfront, Columbia Gardens Wine & Artisan Village development, and Vista Field revitalization. Updates on each of these projects can be found on the pages that follow.

While we look forward to the day we proclaim all these projects finished, we're taking a systematic and thoughtful approach. This path forward ensures each development is sustainable, completed with available resources, and will add both taxpayer equity and value to the community.

Vista Field is a perfect example of this approach. Although major activity on the site is not yet underway, behind the scenes an immense amount of work is happening by the port staff and our partners at the City of Kennewick. That team is diligently finalizing every aspect of a master plan that will be presented to the port commission and city council for formal approval this summer. Vista Field is truly a community-driven design. You'll see nearly every aspect of the public's input about the project's features in the plan.

We are also responding to the public's desire for an improved waterfront by making investments on Clover Island and the neighboring Columbia Drive. Later this year we'll start constructing the first phase of the Columbia Gardens Wine Village south of Clover Island. On the island, we'll begin the harbor-side public sidewalk, install additional artwork, and demolish the port's former office building to prepare for a habitat and recreational access project, and future private sector development.

We welcome public input on these and all our efforts. This is your port, we are here to serve you.

Sincerely,

Skip Novakovich

President, Port of Kennewick Board of Commissioners



SPRING 16

Vista Field Planning Efforts Continue

Community Input Shapes Master Plan

Transforming the 103-acre Vista Field site into a vibrant, pedestrian-focused regional town center is no small task. Vista Field permanently closed at the end of 2013.

In the years since, the port and its partners have been diligently working on every detail to ensure the Vista Field concept is sustainable, and will provide a positive return on investment for taxpayers.

Public input is a vital part of this process. During an extensive outreach campaign, the community provided valuable feedback, which is the foundation of the Vista Field master plan. Small-scale city blocks with pedestrian-friendly neighborhoods, and a mix of work and open spaces, restaurants, and shops were identified as essential elements.

The draft plan includes 1,200 residences, 500,000 square feet of office space, 8.3 acres of parks, and 311,000 square feet of retail and restaurants. The Arts Center Task Force is also working to privately fund an 800-seat performing arts center they propose building within the development.

The port divided the master plan into segments and is collaborating with the various city departments to produce a functional versus conceptual master plan. Each section of the plan has been refined during meetings with City of Kennewick departmental staff including public works, planning, police, fire, and economic development. The Transportation Impact Study of the roads and streets network plan was one of the final segments, and it was presented to the city council in March.

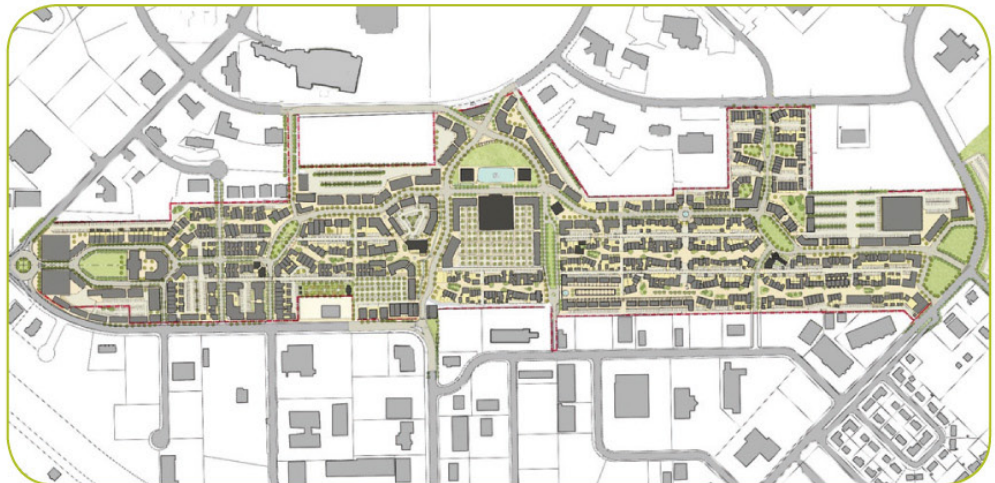
“We know public demand is high for dirt to begin moving at Vista Field,” said Tim Arntzen, port CEO. “The project is on track, but it’s a long process that must be done right. And while we are being careful to honor the community’s desires, there is still much more to do before visible work to redevelop the former airport can begin.”

As the detailed planning concludes, the port is busy preparing a port-funded financing package for phase one of the project. This pay-as-you-go approach means no tax increases will be requested to transform the port’s property into a regional town center.

The final Vista Field Redevelopment Master Plan will be presented to port commissioners and city council for approval this summer, with phase one construction beginning as early as spring 2017.

“We know public demand is high for dirt to begin moving at Vista Field. The project is on track, but it’s a long process that must be done right. And while we are being careful to honor the community’s desires, there is still much more to do before visible work to redevelop the former airport can begin.”

– Tim Arntzen, CEO



Duany Plater-Zyberk & Company

Artist's rendering of the proposed Vista Field redevelopment.

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: Visitor parking at Badger Mountain Trailhead Park recently expanded with a new paved parking lot. Photo by PS Media, Inc.

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Port, Corps Team to Improve Clover Island Shoreline

Newhouse Visits to Hear Plans

The port and U.S. Army Corps of Engineers are planning a habitat restoration and recreation project on Clover Island. The work will be performed under the Corps' 1135 environmental restoration cost-share program, whereby the Corps pays 75 percent, and the port pays the remainder. The Corps is currently conducting an internal staff review and should complete its assessment by summer. The project design should begin late this year, with construction anticipated to start in winter 2017. U.S. Representative Dan Newhouse visited Clover Island in March to see the project sites.

The 1135 project would restore about a half-mile of shoreline and nearly an acre of shallow water habitat to benefit endangered and threatened fish species. Later this year, the port will remove its former office building allowing the Corps easier access to the island's corner shoreline. The project includes extending the Clover Island Riverwalk from the lighthouse plaza along the island's northern shoreline. When completed, four waterfront parcels become available for private-sector commercial and residential development.



Port Commissioner Skip Novakovich points out previous Clover Island recreation improvements and planned shoreline restoration work to Representative Newhouse during his March visit.

Northwest Orthopaedic Facility Construction Begins

The Tri-Cities' reputation as a regional hub for medical services is rapidly growing. To support the demand, Northwest Orthopaedic and Sports Medicine, a care center of Proliance Surgeons, is constructing a 36,000 square-foot medical and office building in Spaulding Business Park. The facility will house a three room outpatient surgery center, 16 orthopaedic suites, a physical therapy department, and imaging center. Northwest Orthopaedic will employ around 100 in professional-wage careers at its new facility, which is anticipated to open spring 2017.



Artist's rendering of Northwest Orthopaedic's new Spaulding Business Park location.

Port of Kennewick's Spaulding Business Park is a 30-acre professional, medical and corporate development site located on Columbia Park Trail in Richland. Only 10 years ago, Spaulding was a vacant piece of property. Today, \$37 million in private sector investment has built 165,000 square feet of buildings, with another 42,000 square feet under construction. The businesses at Spaulding support more than 425 local jobs.

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Cedars Celebrates 40 Years

Waterfront Restaurant is a Community Landmark

Cedars on Clover Island recently celebrated its 40th anniversary. The 7,500-square-foot restaurant and lounge opened March 4, 1976. Current owners, Dave and Darci Mitcham, purchased Cedars in 2006. But the couple's history with the restaurant began decades earlier.

Dave Mitcham started working for the original owner in 1972 at Cedars Steak & Lobster in Coeur d'Alene. Mitcham was 15 and began as a dishwasher. He soon advanced to salad prep, then a busboy, then broiler assistant. Eventually, he was promoted to head cook. Mitcham moved with the company to the Tri-Cities in December 1975 as the kitchen manager of the new restaurant. His first assignment was to help finish the kitchen in preparation for the grand opening.

"Clover Island was pretty barren at that time," Dave Mitcham said. "There was Metz Marina, the Yacht Club and the Coast Guard Station. Looking back, the port has done a magnificent job in developing, beautifying, and continuing to move forward with making the island a regional destination."

Darci Mitcham joined Cedars in 1979 as a hostess and served as a dining room server for more than 25 years before becoming the office manager.

The Mitchams can still be found working in the restaurant every day, serving customers who have been eating at Cedars for years.

"I've been at Cedars for 40 years. Some of my very best customers came on their first date or for prom. Now, they come to celebrate anniversaries and special occasions, and bring their children and grandchildren," Mitcham said with a smile in his voice. "We are proud to serve the Tri-Cities, and have made a number of lifelong friends."

Today, the restaurant is a landmark in the Tri-Cities.

"Four decades in business is no small accomplishment," said Tana Bader Inglima, port deputy CEO. "Cedars is an impressive establishment, and we congratulate them on their tenacity, commitment to excellence, and their investment in Clover Island."



Port of Kennewick and Metz Marina ads celebrate Cedars' 1976 opening.

Commission Honors Friends of the Port

The port selected Rich Cummins, president of Columbia Basin College, for a "Friend of the Port" award for his dedication to an inclusive, sustainable and community-driven effort to shape the future of Vista Field. Cummins served as chair of the Vista Vision Task Force which gathered community input and provided recommendations to Commissioners.

John and Dara Foster, residents of downtown Kennewick, were also honored as "Friends of the Port" for personal stewardship of Clover Island. The Fosters and the family of Helen Mennecke donated basalt benches for the Clover Island Boat Launch scenic viewpoint to help bring renewed vitality to the historic downtown area.



Commissioners Novakovich and Moak look on as Port Commissioner Barnes (right) presents CBC President Rich Cummins with a 2015 "Friend of the Port" award.



Donation of basalt benches for the Clover Island Boat Launch scenic viewpoint was organized by 2015 "Friends of the Port" awardees, John and Dara Foster.

Meet Your Commissioners

Port of Kennebec Commissioners recently elected officers of the board for a two-year term, ending January 2018. Skip Novakovich was elected president; Thomas Moak, vice president; and Don Barnes, secretary.

Commissioners are responsible for representing public interests; setting port policy; determining program direction; setting long- and short-term goals; approving the biennial budget; and assisting with leadership development of the organization.

Skip Novakovich was elected in 2009 and re-elected unopposed in 2010. He represents District 3, which includes parts of Kennebec, Richland, West Richland, Benton City, and unincorporated areas of Benton County. He is a retired Army Lieutenant Colonel and a graduate of Whitman College with a degree in Economics. Some of his honors include Kennebec Man of the Year; Kennebec Downtowner of the Year; and Tri-Citizen of the Year.

Novakovich and his wife, Shannon, own Esprit Graphic Communications in downtown Kennebec.

Thomas Moak was elected in 2013. He represents District 2, which includes parts of Kennebec and Richland. He is the manager of the West Richland Library and has been a librarian and manager for Mid-Columbia Libraries since 1979. Moak previously served 12 years on the Kennebec City Council, including one year as mayor. He also served one year in the Washington State House of Representatives.

Moak has been a volunteer and leader with many community organizations and enjoys researching and learning about the history of the Tri-Cities.

Don Barnes was appointed in 2012. In 2015, voters upheld his position on the board. He represents District 1, which includes parts of Kennebec and Richland.

Barnes earned his Master of Business Administration degree from the University of Washington, and a Bachelor of Science degree from Washington State University. He has more than 30 years of business experience mostly as an independent commercial real estate broker.

He is a long-time Tri-Citizen, having lived nearly all of his adult life in Kennebec.



Skip Novakovich
Board President



Thomas Moak
Board Vice President



Don Barnes
Board Secretary

State Issues Clean Audit

Marks 20 Consecutive Years of Clean Audits for Port

Clean, complete, accurate; with no audit findings is how the Washington State Auditor's Office described Port of Kennebec's financial, accountability and compliance audits for 2013 and 2014. The auditor's office and its contractor CliftonLarsonAllen completed the audit in December. And impressively, for two decades Port of Kennebec has received no audit findings by the Washington State Auditor's Office.

"We take our financial responsibility very seriously," said Tim Arntzen, port CEO. "Our transparency and track record have proven we are good stewards of the trust placed in us by this community."

The State Auditor's Office independently reviews Port of Kennebec's financial records and procedures to ensure complete and accurate reporting; proper expenditure of tax dollars; and no misuse of public funds. It also ensures the port follows its own policies and procedures, as well as local, state and federal laws.

The full report is available www.sao.wa.gov.



Partnering on Waterfront Cleanup

Visitors Enjoy Wildlife, Walking Trails and Water Views

A partnership between the port, City of Kennewick, U.S. Army Corps of Engineers, Washington State Fish & Wildlife Service and Department of Ecology, is revitalizing Kennewick's historic waterfront. February marked the completion of a fourth cleanup project helping restore an industrial neighborhood adjacent to Clover Island. That South of Clover Island district surrounds Duffy's Pond between Clover Island Drive and the Cable Bridge. Now visitors can enjoy watchable wildlife, walking trails and water views.

The cleanup efforts increase safety for trail visitors, provide viewsheds of the nature pond and enhance habitat for the abundant wildlife. The project team removed overgrowth and trash along the scenic nature path, which connects back to the Clover Island Riverwalk and the regional Sacagawea Heritage Trail. Another vegetation management project is slated for this fall as part of the Columbia Gardens Wine & Artisan Village development.

The port's wine village property is located on the interior waterfront. Later this year, construction will begin on three winery buildings that will add new jobs and economic vibrancy to Kennewick's historic downtown.

Boat Launch Reopens

In-Water Ramps Replaced, Public Amenities Added

Improvements to enhance the community's water access and boating experience at the Clover Island Boat Launch are complete. The launch reopened to the public in April, following a planned construction closure.

Over the winter, a contractor removed the existing 50-year old boat ramps and support structure, graded the river bed, and installed new pre-cast concrete boat ramp panels and support framing. The new in-water concrete launch lanes were contoured with identical slopes.

Several amenities were also added for island visitors and the boating public. These features include new restrooms, a scenic overlook, picnic areas, landscaping, artwork, paved parking, and a new boat haul-out yard adjacent to the boat ramps.



Parking Expanded at Badger Mountain

A new parking lot at Richland's Badger Mountain Trailhead Park is open. The paved lot improves public safety by creating 76 parking spaces, and reducing congestion and parking on Queensgate Drive. The project was a partnership between Port of Kennewick, City of Richland, and Benton County designed to improve access to the Friends of Badger Mountain's trail network.

"Badger Mountain and the ridgeline trails are very special places that enhance our region's quality of life, contribute to community health, and attract citizens and visitors alike," shared Skip Novakovich, port commissioner. "This is another successful Port of Kennewick project benefitting our citizens and our community."

Badger Mountain is a popular hiking destination, with four formal trails. The 1,600-foot mountain had more than 200,000 visits recorded in 2015.



Port of Kennewick Commissioner Skip Novakovich and Washington State Recreation and Conservation Office Director Kaleen Cottingham, cut the ribbon to officially reopen the Clover Island Boat Launch on April 6. Representatives from the Confederated Tribes of the Umatilla Indian Reservation, U.S. Coast Guard ANT Kennewick, City of Kennewick, Columbia Basin Battalion of the U.S. Naval Sea Cadet Corps, and Port of Kennewick staff also participated in the ceremony.



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 of the Port of Kennewick.