

The Port of Kennewick Columbia Drive Revitalization Plan

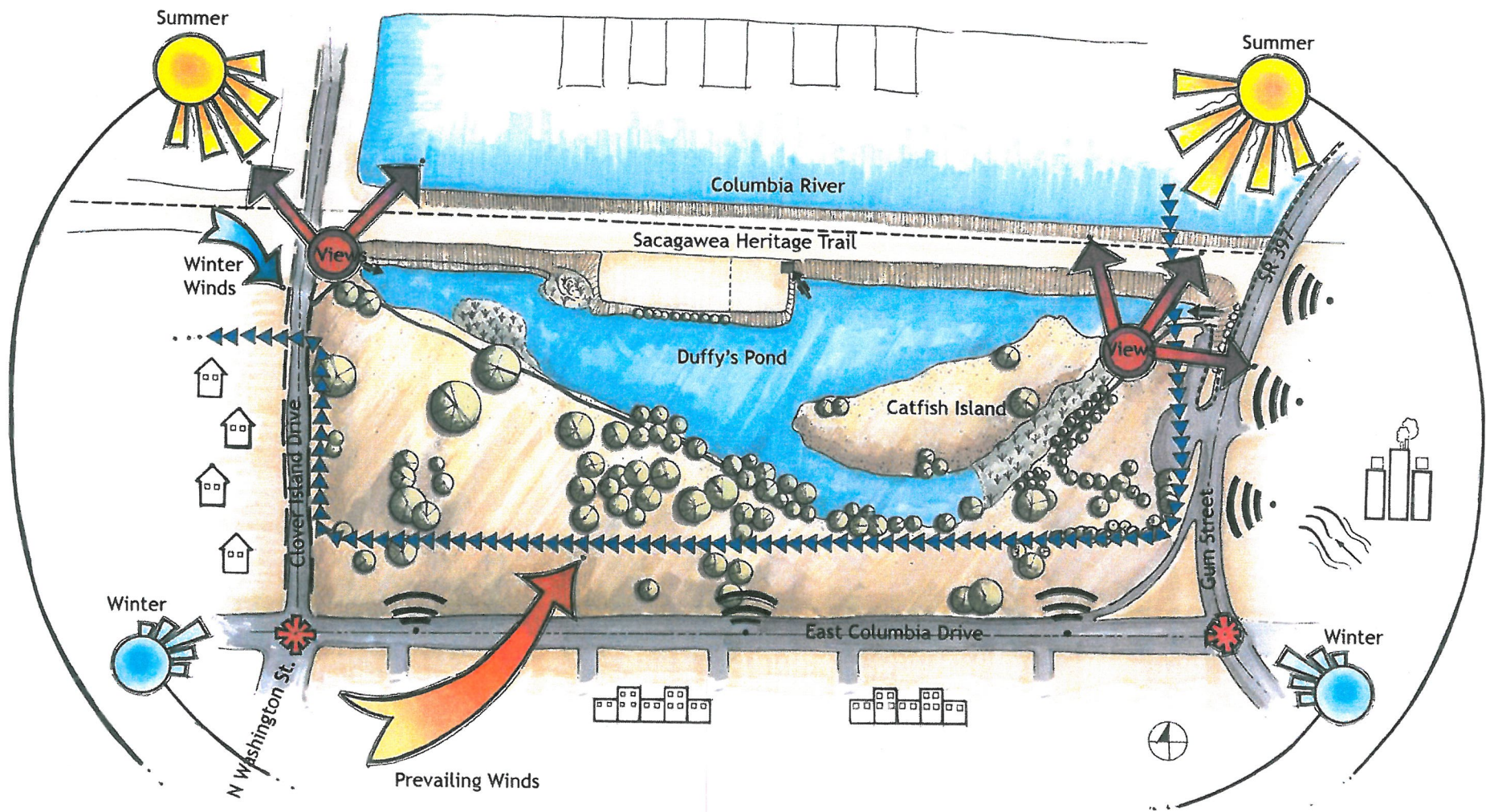


Prepared by Arculus Design & Technical Services

- Reinvigorate the enthusiasm of the Bridge to Bridge, River to Railroad Plan
- Remove blight in the area between historic downtown Kennewick and the Columbia River shoreline north of Columbia Drive
- Revitalize the area and shoreline between Clover Island Drive and the Cable Bridge

In order to fulfil the obligations of the Plan, the Port shall seek to create partnerships with other entities, including:

- City of Kennewick
- Benton PUD
- Ben-Franklin Transit
- Tri-Cities Visitor and Convention Bureau
- Kennewick Irrigation District
- Kennewick Public Hospital District
- Columbia Basin College
- The Confederated Tribes of Umatilla
- U.S. Army Corps of Engineers



EXISTING SITE CONDITIONS



Plaza with Surrounding Mixed-Use Buildings



Walk ways with Vegetation



Transparency along Street Fronts



Pedestrian Bridge



Lighting and Signage

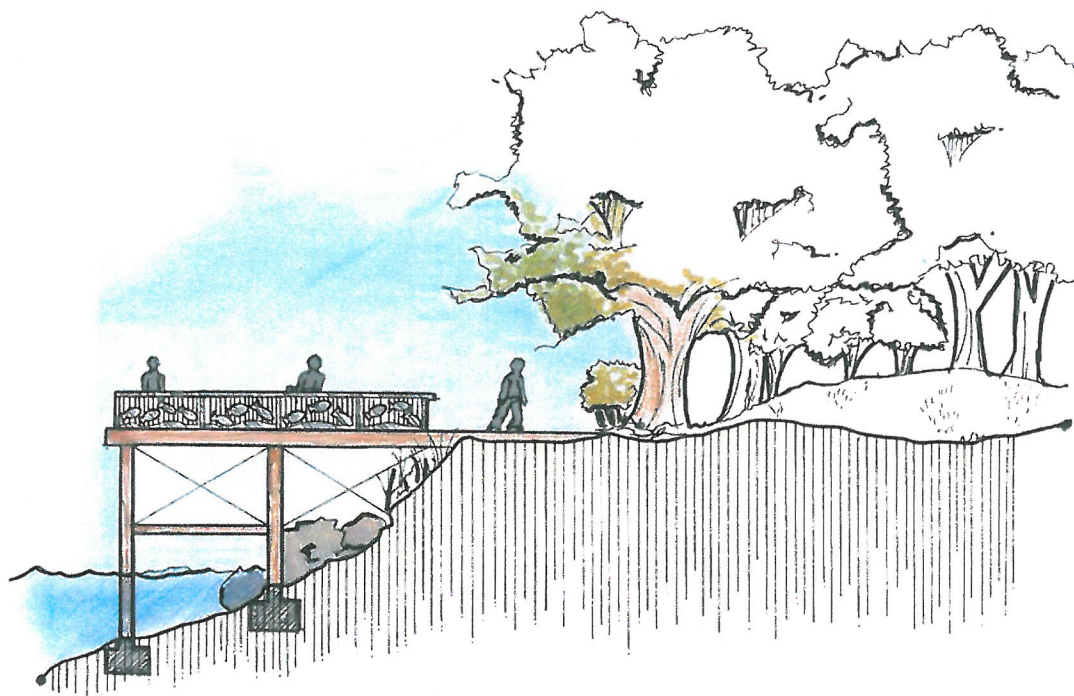


Fabric Structures



Decorative Railing

ARCHITECTURAL ELEMENTS



Lookout over Duffy's pond



Waterfront walkway



Lookout with View of Fountain



Water Wheel



Boardwalk

Enhancement of the waterfront provides patrons interesting pathways with a scenic view of pond wildlife, Clover Island, as well as the Cable Bridge.

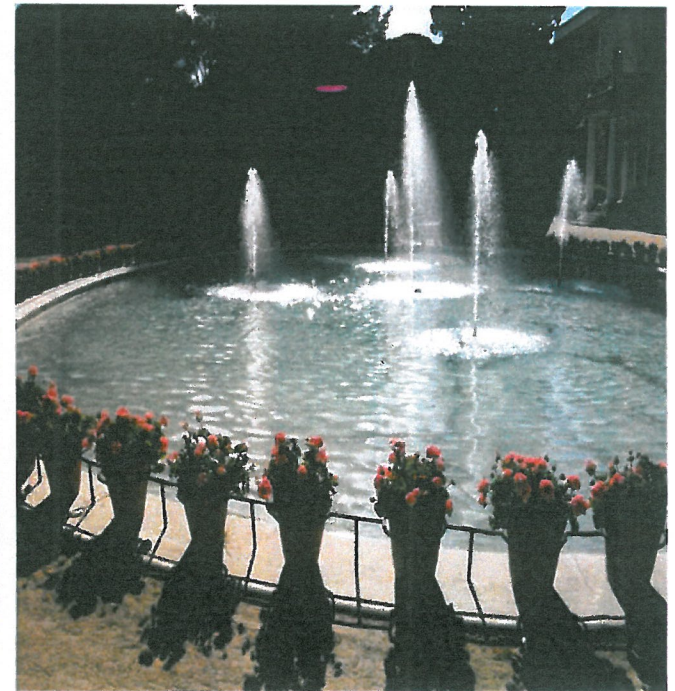
WATERFRONT



Stream-Like Water Feature



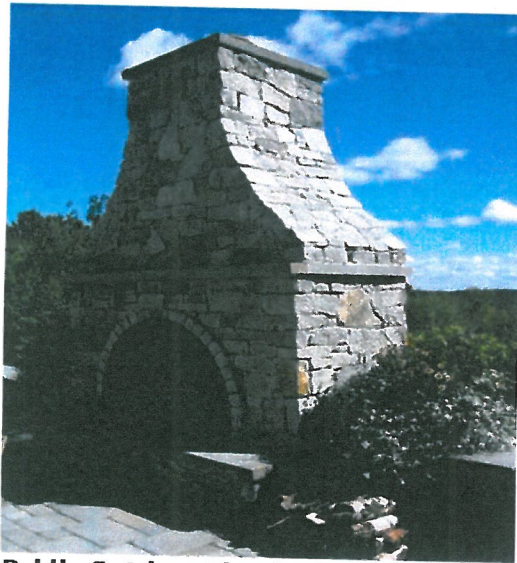
Waterfall Feature



Water Fountain Feature

The addition of water features ties the main attractions of the site together while helping to cool down the site during hot days. The water features also add to the visual aesthetics and provide a pleasant background sound.

WATER FEATURES



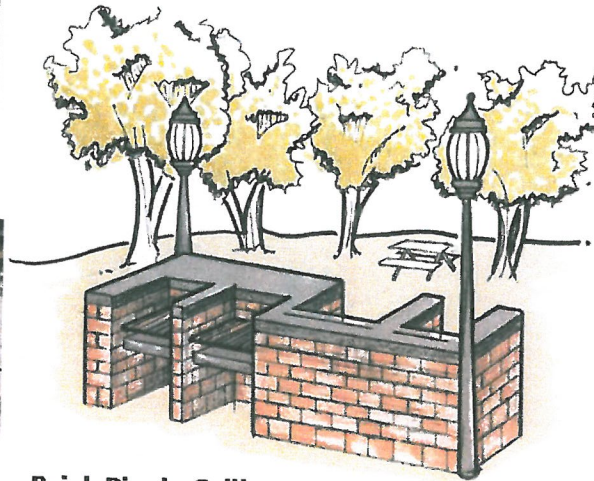
Public Outdoor Fireplace



Chess Table



Paddle Boat Rentals



Brick Picnic Grills

Park Features provide an opportunity to relax and enjoy the surroundings and offer elements of fun for all ages. They also become the landmarks and destination points where people come to meet.



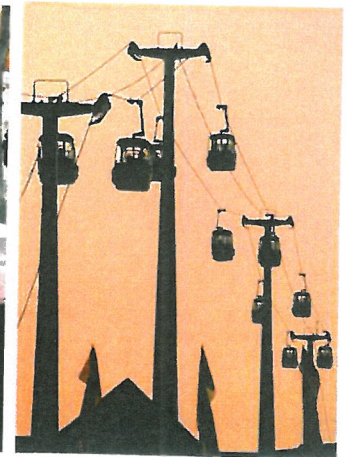
Executive Miniature Golf Course



Lawn Bowling



Rock Climbing



Gondola

PARK FEATURES



Examples of Abstract Art Objects

Including art throughout the site adds visual appeal and the opportunity for the community to highlight local artists.



Native American Artists

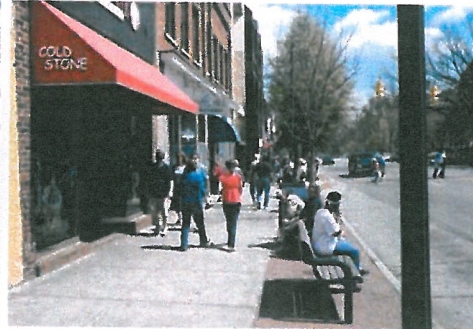


Examples of Wildlife Art Objects

Local tribes could participate in an annual sculptural art invitational creating fresh new scenery each year on Catfish Island wherein one or two pieces could be purchased for permanent installation.



Open Plaza with Hearth



Streetscape w/Trees and Benches



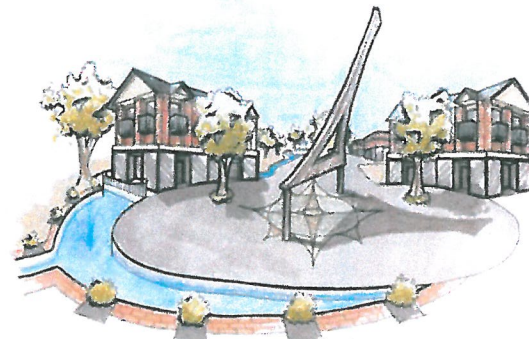
Outdoor Dining



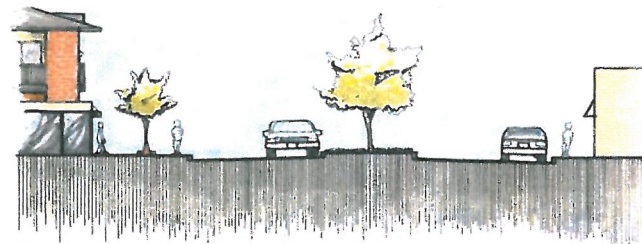
Pedestrian Main Street



Outdoor Dining in Mixed Use "Live-Work" Environments



Plaza with Sundial and Water Feature

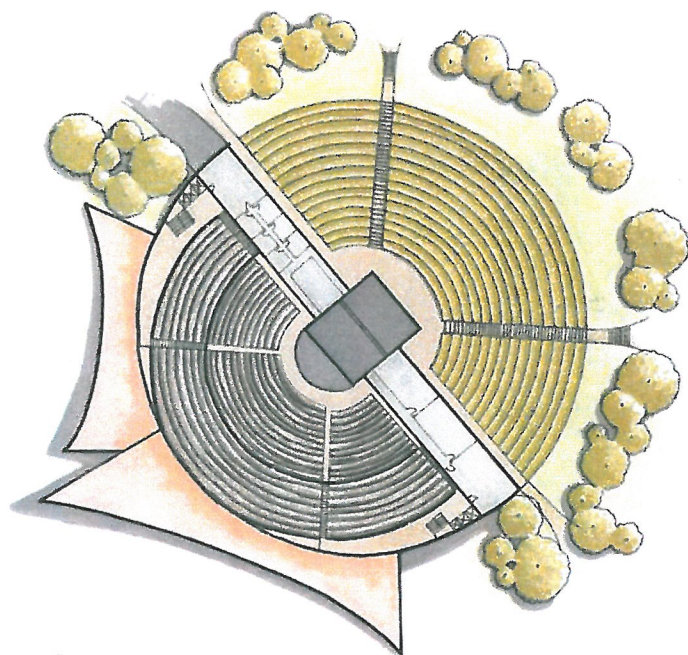


Boulevard Section of Columbia Drive

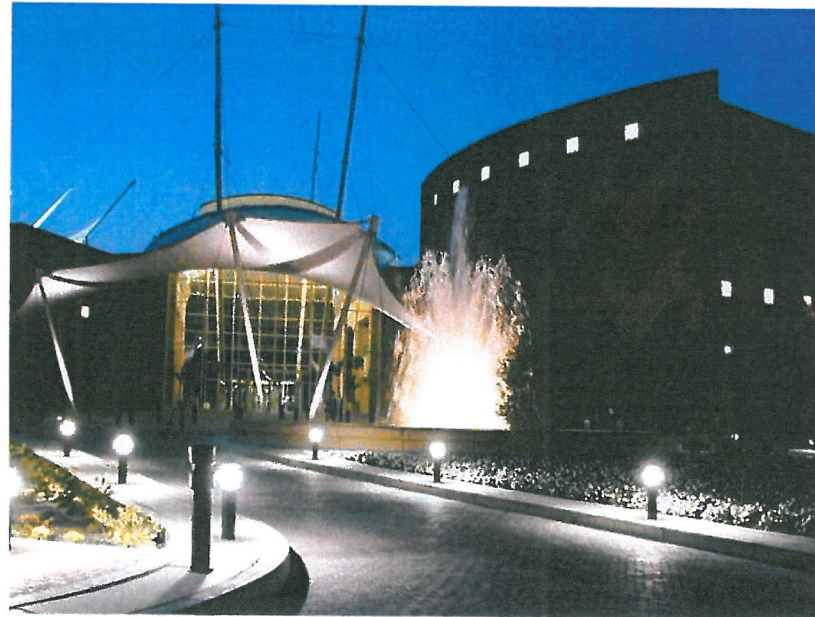
Enhanced Streetscape and Plazas offer:

- Aesthetic Interest
- Slower Vehicular Traffic in Boulevard
- Pedestrian Friendly Atmosphere
- Areas for Public Congregation
- Spaces for Vendors and Street Performers
- And the ability for Stores to Spill-out in Front of their Shops

STREETSCAPE AND PLAZAS



Performing Arts Theater & Outdoor Amphitheater

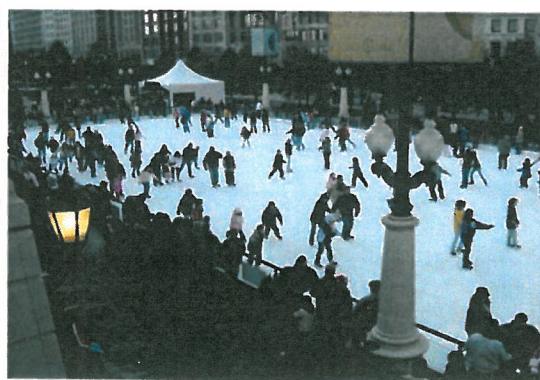


IMAX Theater

Different businesses and civic structures will add to the vitality of the development and will provide activities during the day and night. The area will encourage new businesses to open as well as invite established ones to relocate.



Restaurants

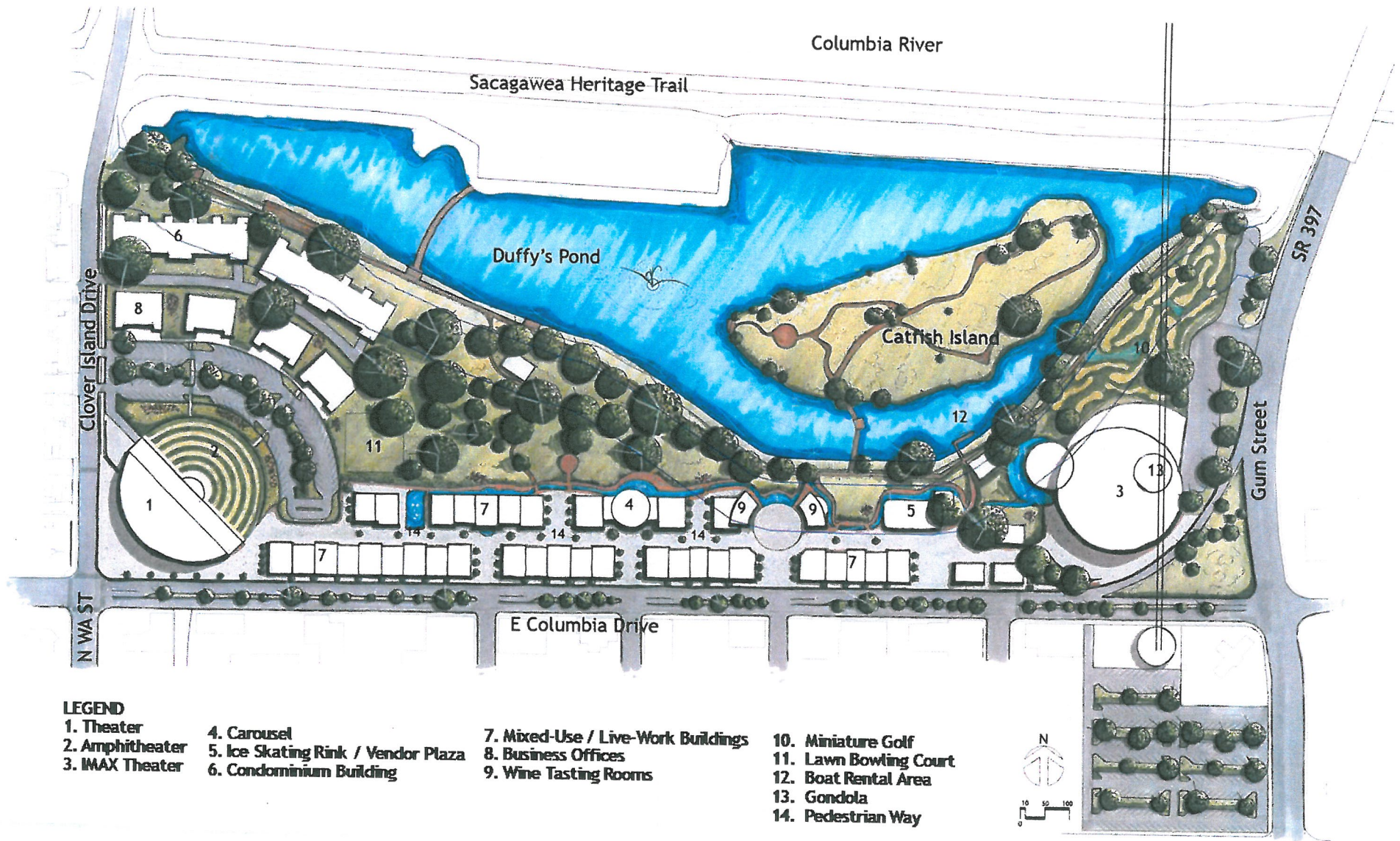


Ice Rink / Vendor Plaza

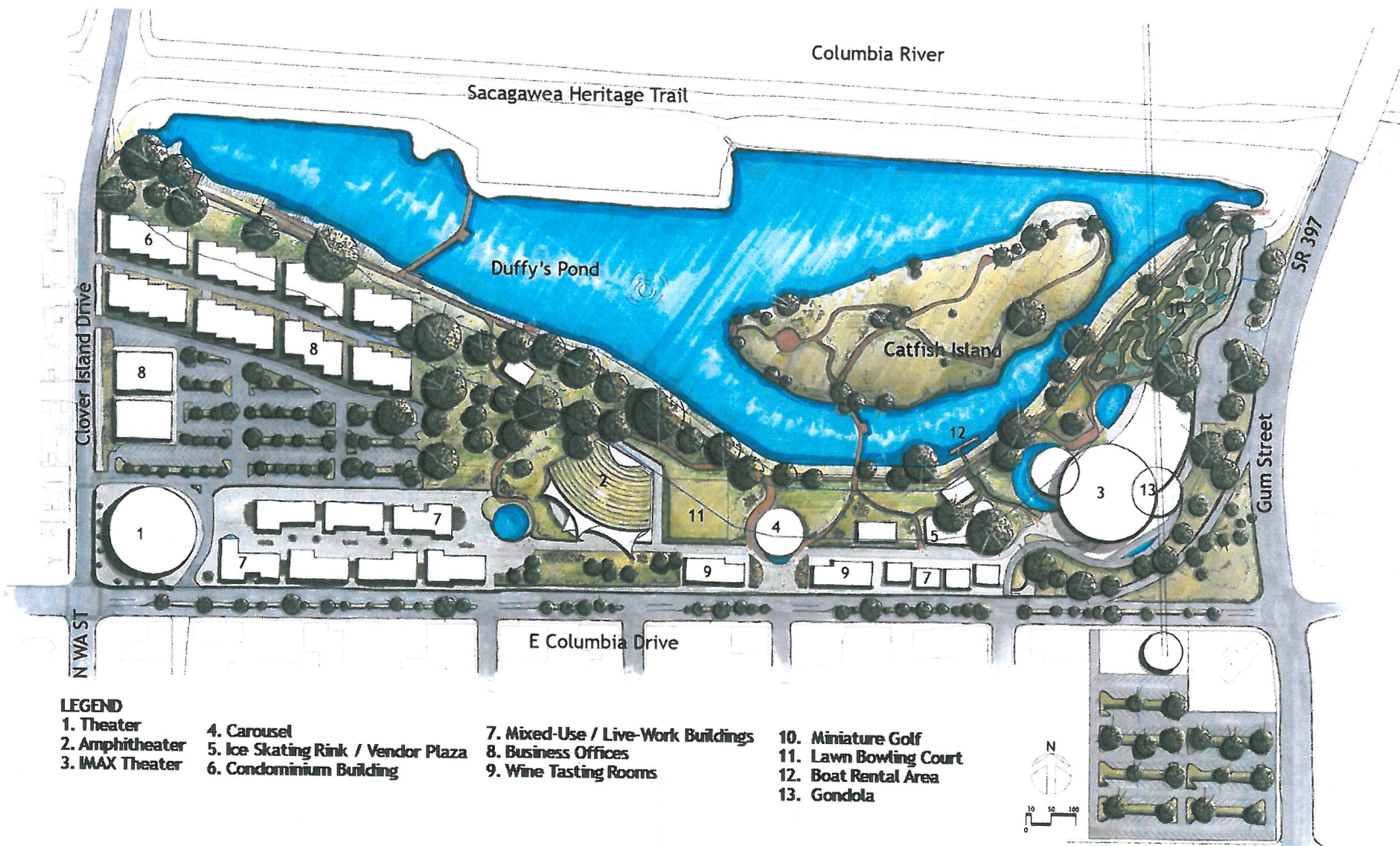


Carousel

BUSINESSES AND FEATURED BUILDINGS



SITE PLAN A



LEGEND

- 1. Theater
- 2. Amphitheater
- 3. IMAX Theater

- 4. Carousel
- 5. Ice Skating Rink / Vendor Plaza
- 6. Condominium Building

- 7. Mixed-Use / Live-Work Buildings
- 8. Business Offices
- 9. Wine Tasting Rooms

- 10. Miniature Golf
- 11. Lawn Bowling Court
- 12. Boat Rental Area
- 13. Gondola

SITE PLAN B

WHAT GOALS DOES THIS PROJECT ACCOMPLISH?

- Reinvigorate the Bridge to Bridge, River to Railroad Effort
- Remove blight
- Revitalize the area and shoreline

PROCESS:

- Port purchasing and assembling properties
- Port providing a master plan.
- Port clearing properties and getting them ready for resale
- Port selling properties and building amenities/buildings that it will retain.
- Having private developers build amenities/developments of their own.

VISION:

Creating a pedestrian-oriented “neighbourhood” with mixed-used buildings providing new attractive housing, thriving businesses, fun amenities and needed services. A place that will draw people in creating a thriving cultural area for the Tri-Cities.

Arculus, LLC
6855 W. Clearwater Ave., Suite K
Kennewick, WA 99336

Stanley L. Jones
Chief Operating Officer
sjones@arculus.net
509-783-0123
509-783-2345 (fax)



CONTACT INFORMATION