

# VISION

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

## Sapáxikas Artwork Featured on Clover Island

Four artistic renditions of sapáxikas, meaning “willow fish traps,” were installed in October as the final elements of The Gathering Place on the south side of Clover Island. The structures, which are situated along a public pathway overlooking the marina harbor, provide a dramatic vertical element framing The Gathering Place art installation.

The port commissioned artist Kevin Berry who worked with the Tamástlikt Cultural Institute of the Confederated Tribes of the Umatilla Indian Reservation to envision, refine and create these iconic structures. This new artwork honors the Tribes’ tradition of capturing fish by placing large basket-like traps, woven from willows and weighted with rocks, into the Columbia River.

## Message From the Commission President

In this newsletter, you will read about several awards the Port of Kennewick has won recently for our major projects. We are proud of this recognition from the state, our peers and this community. However, we are prouder yet that the public has been such an integral part of the planning process for these projects, from design charrettes to advisory groups to art installations. This local support is so special to us and critical to the success of these projects.

Our commission and staff have been talking a lot about vibrancy – at the Columbia Gardens Wine & Artisan Village, on Clover Island, and at Vista Field. What will vibrancy look like? How do we achieve it? How do we engage people with differing interests? We have also asked our potential tenants how they will create liveliness. We love what Monarcha and Bartholomew wineries have done to build excitement and bring people to Columbia Gardens, as well as what the Clover Island Inn has been doing for years on the island. One thing we know, there is more to come!

During this season of giving thanks, the Port of Kennewick Commissioners and staff are incredibly grateful for the opportunity to accomplish such meaningful projects that benefit the entire Tri-Cities region. Have a wonderful holiday season!

Sincerely,



Thomas Moak

President, Port of Kennewick  
Board of Commissioners

## First Food Trucks Coming to Columbia Gardens Urban Wine & Artisan Village

### Applications Accepted Through Spring 2019

The Food Truck Plaza at the Wine Village has its first tenants. Port commissioners chose Swampy's BBQ and Frost Me Sweet Mobile Desserts to set up shop along the Columbia Gardens waterfront in downtown Kennewick.

The food truck court will accommodate up to six vendors and is part of the second phase of construction at Columbia Gardens that is scheduled to be completed by the end of the year. That phase also includes a pedestrian-friendly, interior road called Columbia Gardens Way between North Cedar Street and North Date Street, a waterfront plaza, utilities, sidewalks, additional parking, landscaping, and public art.

Benton County awarded the port and City of Kennewick \$1.1 million in Rural County Capital Funds for Columbia Gardens revitalization efforts. The money is being used to transform that waterfront neighborhood and prepare parcels for private sector development, with land available in 2019.

Next year port commissioners will select additional vendors for the Food Truck Plaza at the Wine Village. Interested parties may submit applications through spring 2019. Applications are available on the port website [PortofKennewick.org](http://PortofKennewick.org).



### Port of Kennewick Public Commission Meetings

Meetings are held the second and fourth Tuesdays of each month at 2 p.m. in the Commission Chambers at the Port of Kennewick offices (350 Clover Island Drive, Suite 200, Kennewick). Schedule changes appear in the Tri-City Herald or at [www.PortofKennewick.org](http://www.PortofKennewick.org).

*Cover Photo: Artwork representing four sapáxikas or willow fish traps were installed in October to complete The Gathering Place on Clover Island. Photo by Kim Fetrow Photography.*

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## Vista Field Redevelopment Planning Earns Governor's Award

### City and Port of Kennewick Recognized

Excellence in comprehensive planning for the redevelopment of Vista Field has earned the City of Kennewick and Port of Kennewick, the Governor's 2018 Smart Communities Smart Partnerships Award.

"Together, we are making bold commitments and demonstrating a level of public sector cooperation not seen anywhere else in the state," said Thomas Moak, port commission president.



*Dave Andersen, Department of Commerce (center left) and Blake Baldwin, Governor Jay Inslee's office (center right) present a 2018 Smart Partnership Award to Port Commission President Thomas Moak (right) and City of Kennewick Mayor Don Britain (left) for the agencies collaborative Vista Field planning work.*

For four years, the entities have worked together on a plan to create a vibrant, pedestrian-focused regional town center. This preparation included robust public involvement with design charrettes, pattern language exercises and open houses. Planning also included traffic impact, stormwater, sewer, and fire-flow studies; emergency services consultations; and creation of an entirely new mixed-use zoning district for Vista Field.

Blake Baldwin with Governor Inslee's office visited the Tri-Cities on July 31 to present the award.

"The master plan demonstrates excellence in comprehensive planning, offers innovative solutions, and is a model for other communities across Washington state," said Baldwin.

Read *Vista Field Redevelopment One Step Closer* in this newsletter for the latest on Vista Field.

## Columbia Gardens Project Wins Creative Partnership Award

### Washington Public Ports Association Honors Port and Partners

A non-traditional partnership to turn a neglected and forgotten portion of Columbia Drive into a lively community gathering place was recognized with the Washington Public Port Association's 2018 Creative Partnership Award. The association honored Port of Kennewick for the Columbia Gardens Wine & Artisan Village project during its spring meeting.

The port is partnering with the City of Kennewick, Benton County, Columbia Basin College, the Hanford Area Economic Investment Fund Advisory Committee, community members, companies, and other agencies to transform the industrial waterfront into a regional destination. The revitalization is having a ripple effect throughout historic downtown Kennewick, with new businesses moving in and existing storefronts renovating their building facades.



*Port of Kennewick Commissioner Skip Novakovich (far left) receives a Washington Public Ports Association Creative Partnership Award during the spring association meeting.*

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## Port Named Outstanding Business of the Year

The Tri-Cities Hispanic Chamber of Commerce selected the Port of Kennewick as its 2018 Outstanding Business of the Year. The port received the award for its inclusiveness in representing and sharing the stories of diverse local communities through quality public art.

Art is an essential element in port efforts to celebrate the fabric of the Tri-Cities and to foster urban renewal in historic downtown Kennewick.

## Meet Your Port Commissioners

Port of Kennewick Commissioners are elected positions with six-year terms. Commissioners are responsible for representing public interests, setting port policy and program direction, assisting with the leadership development of the organization, setting long- and short-term goals, and approving the biennial budget.



**Thomas Moak**  
Board President

Tom Moak represents residents in Port District 2. This district includes parts of Kennewick and Richland. He was elected in 2013.

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 Kennewick City Council including one year as mayor. He also served one year in the state House of Representatives.

Moak is also a commissioner of the Kennewick Housing Authority and is a former president of the East Benton County Historical Society and Kennewick Kiwanis. As a volunteer, he has enjoyed helping to lead the revitalization of downtown Kennewick over the last 30 years.



**Don Barnes**  
Board Vice President

Don Barnes represents Tri-Citians in Port District 1, which includes parts of Kennewick and Richland. He was appointed in 2012 and voters upheld his position on the commission in 2013 and 2015.

Barnes has more than 30 years of experience, mostly as an independent commercial real estate broker at Coldwell Banker Tomlinson in Kennewick, working in all aspects of commercial real estate development, management, and sales. He earned his Master of Business Administration degree from the University of Washington and a Bachelor of Science degree from Washington State University.

He is a long-time Tri-Citian, having lived most of his adult life in Kennewick. Barnes and his wife, Chris, have raised their children here and have a deep respect for the assets and resources of this region. He is a Kiwanian and a licensed pilot who enjoys taking to the skies to survey from above whenever he can find the time.



**Skip Novakovich**  
Board Secretary

Skip Novakovich represents residents in Port District 3, which includes parts of Kennewick, Richland, West Richland, Benton City, and unincorporated areas of Benton County. He was elected in 2009 and voters upheld his position on the commission in 2010, 2011 and 2017.

Novakovich and his wife, Shannon, own Esprit Graphic Communications in downtown Kennewick. He is a retired Army Lieutenant Colonel and a graduate of Whitman College with a degree in Economics. Novakovich graduated on the Commandant's List from both the U.S. Army Command and General Staff College and U.S. Army Logistics Management College.

He is a member of Tamástslikt Trust Board and the Pacific Printing Industries Board of Directors. Some of his honors include Kennewick Man of the Year, Kennewick Downtowner of the Year, and Tri-Citian of the Year.

## Port Receives Clean Audit From State

The auditor's office completed a review of the port's 2015 and 2016 accountability and compliance procedures. And Clifton Larsen Allen completed an independent audit of the port's 2016 financial statement, which was reviewed by the auditor's office.

"For more than two decades, we've been good stewards of the taxpayers' money while working to enhance the local economy," said Tim Arntzen, port CEO. "This latest clean audit continues that tradition of fiscal responsibility."

The auditors regularly 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 on the Washington State Auditor's Office website at [sao.wa.gov](http://sao.wa.gov).

## New Fire Station Could Find Home on Port Land in West Richland

### Public Safety a Catalyst for Land Sale

Benton County Fire Protection District No. 4 could build its new West Richland fire station on port property adjacent to Keene Road within the next three years.

Port of Kennewick Commissioners directed staff to prepare the land sale agreement at their November 13 meeting. The next step will be for the fire district to request a text amendment from the City of West Richland to the current zoning to allow fire stations.

“Sale of that property to the fire district will greatly enhance the life, safety and fire protection needs of the residents and businesses of West Richland,” said Thomas Moak, port commission president. “Enhanced public safety makes good economic development sense.”



*Benton County Fire District 4 draft fire station design concept.*

Residents of Benton County passed a bond in August authorizing the fire district to build a three-bay station in West Richland to serve the rapidly growing western portion of the 52-square-mile fire district. The area is anticipated to have an additional 10,000 to 20,000 residents in that immediate area within the next 20 years.

“We are extremely grateful to the port for providing the land for this vital public safety project,” said Gregg Couch, fire district commissioner. “This location could be ideal to help us reach the people faster who count on us. We’re optimistic that this will be the location, but we’ll know for sure after the city addresses the issue in February.”

## Latino Heritage Mural Installed at Columbia Gardens

### Artwork Honors Contributions to Mid-Columbia

Hundreds gathered in May to celebrate a new mural that hangs on the outside walls of two winery buildings at Columbia Gardens Urban Wine & Artisan Village. The public artwork represents the Latino community’s significant contributions to the wine industry and the fabric of the Tri-Cities region.

“I am proud of the mural, but it wouldn’t have happened without this community’s support,” said Andrew Reid, artist. “This community was more engaged than anywhere else I’ve worked.”

Port of Kennewick Commission President Thomas Moak welcomed attendees and was one of several presenters who spoke before a ceremonial vine was cut signifying the artwork’s unveiling.

“Building places people love, and this artwork, demonstrates that what the port is doing is building more than just buildings, it is building community,” shared Moak.

Davin Diaz chaired an all-volunteer committee that selected the artist and helped plan the mural project.

“The Latino Heritage Mural is about where we’re from, where we are now, and where we are going as a community,” Diaz told the crowd. “What we’ve done here is to distinguish individuals whom we often overlook and embrace their contributions to the story of the Tri-Cities.”



# Vista Field Redevelopment One Step Closer

## Port Plans to Issue Infrastructure Bid by Year End

Port staff has completed bid documents for the phase one infrastructure work at Vista Field and anticipates issuing the bid package in late 2018.

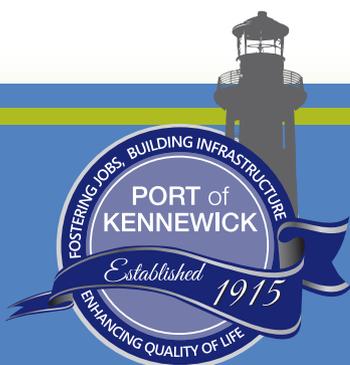
This initial infrastructure includes installing utilities, streets, sidewalks, landscaping, a linear park, a water feature, and a commercial plaza. Following that work, sites will be available for commercial, retail and residential development by the private sector beginning in 2020. The port will use land sale proceeds to fund the next phases of infrastructure until build-out is complete.

“We’ve had incredible partners throughout the planning process including community members and the City of Kennewick,” said Thomas Moak, port commission president. “Benton County chose to invest \$500,000 of its Rural County Capital Funds to support phase one and the Kennewick City Council created an entirely new mixed-use zoning for Vista Field. These partnerships really are critical to realizing Vista Field’s full economic development potential.”

Vista Field is a 103-acre former airfield owned by the Port of Kennewick and located within the city’s commercial core. The airport was decommissioned several years ago. Since that time, stakeholders have been preparing a community-driven master plan for that site. The vision is to create a vibrant, regional town center comprised of mixed-use neighborhoods and urban lifestyle amenities.

Phase one will cost approximately \$7 million. At full build-out, Vista Field is expected to generate more than \$500 million in private sector investment with more than 1,000 residential units and 740,000 square feet of commercial space.

“The Vista Field redevelopment is transformational in its scope, scale, and vision,” said Adam Fyall, Benton County sustainable development manager. “It is a rare opportunity to improve a large, master-planned infill site in the heart of an existing urban area. With designs and techniques not otherwise found in our area, this will be a character redefining endeavor and we are excited to watch the new Vista district emerge and evolve over the coming years.”



# 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.