

# VISION

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

## Artwork Rising Up

Public artwork is creating inviting spaces and transforming Kennewick's historic waterfront into a destination.

Recently, the port installed a 14-foot-tall, 3,000-pound steel sculpture named *Aspirations* along Columbia Drive at the eastern entrance of the Columbia Gardens Wine & Artisan Village.

Artist Ivan McLean created the sculpture from reclaimed and weather-patinaed steel. The artwork's ascending waves lean on each other and symbolize the community's aspirations and collaborative efforts to reshape, revitalize and reclaim the waterfront.

The port purchased the artwork, and the City of Kennewick and other partners helped with the installation.

Port of Kennewick has embraced public art as a powerful tool for economic development and diversification.

Learn more about port-sponsored public art by visiting [portofkennewick.org/public-art](http://portofkennewick.org/public-art).

## Message From the Commission President

This past year has been one of incredible accomplishments – from the historic Kennewick waterfront to Vista Field, from the Spaulding Business Park and Oak Street Industrial Park to recent land sales at Southridge and in West Richland. Our port team has been busy making economic development happen for our region, and we're reaching significant milestones on projects that have been years in the making.

Construction crews are already in the home stretch of phase one development at Vista Field. With that project, we are truly bringing the community's vision for an urban town center to life. Roadways are finished, sidewalks and landscaping are underway, an opening event is being planned, and private-sector buildings will soon follow.

And the momentum continues on Columbia Drive. Two new pieces of art were recently added, and with Cave B and Gordon Estate wineries moving into our new tasting room building, the Columbia Gardens Wine & Artisan Village is becoming a vibrant gathering place.

I am especially proud of the partnerships we've created and the investments those entities have made with the port in reshaping, sustaining, and diversifying our community.

On behalf of our entire Port of Kennewick team, we wish you a happy 2020!

Sincerely,



Thomas Moak

President, Port of Kennewick  
Board of Commissioners

## Port Receives 24th Consecutive Clean Financial Audit

The Port of Kennewick's 2018 financial statement was clean, complete and accurate – with no audit findings, according to the Washington State Auditor's Office. The auditor's office notified the port about its opinion in October.

"The port takes the responsibility of receiving and managing taxpayer dollars to grow and improve the local economy very seriously," said Tim Arntzen, port CEO. "This audit and the decades of clean audits before it confirm that we steward public dollars in a transparent and trustworthy manner."

Independent audits of the port's financial records and procedures are performed annually to ensure complete and accurate reporting, the proper expenditure of tax dollars, and no misuse of public funds. The audits also validate that the port follows its own policies and procedures as well as local, state and federal laws.

The audited financial report is available on the port's website at [portofkennewick.org/finance](http://portofkennewick.org/finance) or the State Auditor's website at [sao.wa.gov](http://sao.wa.gov).

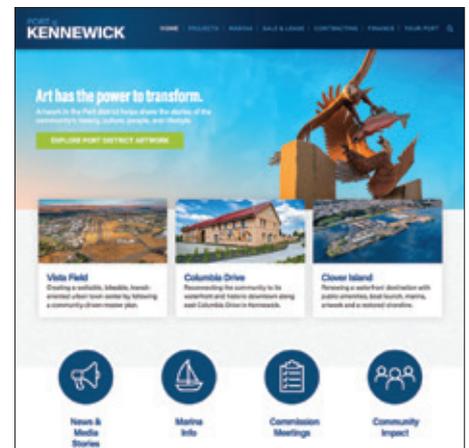
## Port Launches Renovated Website

### Visit [PortofKennewick.org](http://PortofKennewick.org)

Visitors to the port's website will notice a vastly improved experience and enhanced functionality.

The new site was designed to help users quickly find information, expand access to public documents, and highlight the port's priority projects.

Explore the updated website at [portofkennewick.org](http://portofkennewick.org).



## Board of Commissioners



**Thomas Moak**  
Commissioner - President



**Don Barnes**  
Commissioner - Vice President



**Skip Novakovich**  
Commissioner - Secretary

### 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: The morning sunlight strikes a newly installed steel sculpture called Aspirations at Columbia Gardens Urban Wine & Artisan Village. Photo by Kim Fetrow Photography.*

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# Vista Field Core Taking Shape

## Phase One Infrastructure Nearly Complete

The transformation at Vista Field's 20-acre central core is well underway. Construction crews have finished installing underground utilities, laying curbing and shaping, realigning and paving roadways.

Next is the placement of decorative streetlights, 12-foot-wide sidewalks, and landscaping the public spaces, including planting trees along Crosswind Boulevard – the roadway connecting Deschutes Avenue and Grandridge Boulevard. If the weather cooperates, the \$4.9 million phase one redevelopment infrastructure project will be completed in spring 2020.

"We're following a community-driven master plan and building what the people asked for," said Larry Peterson, port director of planning and development. "The plans to build a walkable, bikeable regional town center weren't watered down from the conceptual phase. All the pieces the community wanted that will make Vista Field a special place, like small scale streets and public spaces, are coming together."

Following this phase of the project, the port will make land available for private-sector retail, commercial and residential development. Proceeds from those sales will be reinvested into the subsequent seven planned redevelopment phases.

At full build-out of the entire 103-acre site, Vista Field could include as many as 1,100 residential units and 750,000 square feet of office, retail, service, entertainment and restaurant space.



*Crews install and compact asphalt on the new roadways across Vista Field's core as part of the first phase of development.*

## Turning of the Soil

### New West Richland Fire Station

Dignitaries, community leaders, volunteers and project contractors broke ground for a new fire station in West Richland on November 18.

Station 430 will be the first station built by Benton County Fire District No. 4 in 20 years. Port of Kennewick sold the land to the fire district to foster economic development and enhance the life, safety and fire protection needs of the residents and businesses in this growing area of West Richland.



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## Columbia Gardens Expanding

### New Tasting Rooms Opening This Spring

Columbia Gardens Urban Wine & Artisan Village's fourth building is nearing completion. Crews will put the finishing touches on the nearly 2,600-square-foot structure by the end of the year.

The building, which overlooks the interior Columbia River waterfront and a scenic, paved pathway, will be home to tasting rooms for Cave B Estate Winery and Gordon Estate Winery. Once construction is finished, the tenants will begin interior improvements and permitting, with opening events taking place in early spring. These tasting rooms will join Bartholomew Winery and Monarcha Winery, which already operate in the wine village.

The port is funding the project with insurance proceeds received after a Columbia Drive building collapsed during the January 2017 heavy snowfall. The City of Kennewick contributed \$200,000 to help pay for additional parking.

The partnership investments by the port, city and Benton County have transformed Kennewick's historic waterfront, and the port is now offering six shovel-ready parcels in Columbia Gardens for sale or ground lease to encourage private-sector development. In addition, the port is accepting applications for the few remaining vendor spaces at Columbia Garden's Food Truck Plaza. By spring 2020, the port will add a shade structure, string lights and a bathroom facility.



*The newest building at Columbia Gardens Urban Wine & Artisan Village is almost complete, and boasts a clock tower.*

## Iconic Bus Shelter Makes Its Debut

### Art Meets Transportation at Columbia Gardens

Transit and tour coach riders can now wait in style at a functional artwork, turned iconic bus shelter, near Columbia Gardens Urban Wine & Artisan Village. The structure along Columbia Drive is the first public art bus stop in the Mid-Columbia region.

Metal artist Kevin Berry created the wave-like shelter named *Rolling Mass*, from weathered steel. The installation is imbued with symbolism of water, wine barrels and wine grapes.

Ben Franklin Transit identified ridership in this neighborhood as one of its highest in the Tri-Cities. Previously, passengers only had an uncovered series of concrete median dividers to perch upon as they waited for the bus. Crews installed the shelter in October.

Benton County, City of Kennewick, Ben Franklin Transit, Columbia Center Rotary, and Kennewick Arts Commission partnered with the port to commission the transit shelter.



*The region's first public art transit shelter is ready for bus riders near the wine village along Columbia Drive in Kennewick.*



PORT of  
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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.