

# VISION

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

## Vista Field Redevelopment Begins

The long-awaited urban town center is one step closer to reality. On April 22, community members and Port of Kennewick, City of Kennewick, Benton County and contractor officials gathered to celebrate the groundbreaking for phase one of Vista Field.

Vista Field represents one of Washington state's most extensive new-urbanism master plan endeavors and the most ambitious undertaking in the port's 104-year history.

"The community driven-development was years in planning. Every detail to come is the result of the community's substantial and valuable feedback, and the close collaboration between the port, the City of Kennewick and other partners," said Thomas Moak, port commission president. "And the port is grateful to Benton County for the investment of Rural County Capital Funds."

*Article continues inside*

## Message from the Commission President

The important work to honor our community's vision to transform Vista Field into an urban town center has taken a significant step forward. Crews started excavation work on April 22 for the first phase of infrastructure work, a total contract worth nearly \$5 million. This is the point where we begin tipping this neighborhood to a new vitality and why hundreds from all parts of the Tri-Cities joined us for our groundbreaking ceremony.

We are focusing on the middle section first, installing roads, utilities, sidewalks, street lighting, landscaping, a linear park with water features, and a commercial plaza. This will create a connection across the former airfield from the hangars on Deschutes Avenue to the Convention Center campus on Grandridge Avenue and bridge the great divide between these neighborhoods that has existed for years.

By springtime 2020, the port anticipates having parcels recorded and available to sell to the private sector for the development of this unparalleled neighborhood where a mix of uses will be celebrated. The port commission, port staff, and our contractors have much work ahead this next year!

We've already had significant interest from many developers, as well as people who are eager to call Vista Field home, and all of us at the port look forward to Vista Field's bright future.

Sincerely,



Thomas Moak

President, Port of Kennewick  
Board of Commissioners

## Dirt is Moving on Vista Field Phase One

### Continued From Cover

Construction of the initial infrastructure is well underway and will open nearly 20 acres at the center of the site for private-sector development. Port of Kennewick will sell or lease those parcels and then use the proceeds to fund subsequent phases of infrastructure until all 103 acres are developed.

"Our collective efforts are directed at building on our excellent quality of life, creating a climate for entrepreneurs and small businesses, recruiting target industries to complement our existing business base and attracting a young professional workforce to support our growth," said Don Britain, City of Kennewick mayor.

The current infrastructure work is slated for completion in spring 2020 and includes utilities, installation of interior streets, sidewalks and alleys, and a water feature. Crews will also construct major road networks that will create access across Vista Field from Deschutes Avenue to Grandridge Boulevard.

"Benton County is honored to invest Rural County Capital Funds at Vista Field to help spur significant job growth and economic development opportunities for the entire county and surrounding region," said Shon Small, Benton County commission chair.

Vista Field is about placemaking and it will offer an extremely walkable, lively district where residents, business owners, and visitors alike can interact in a vibrant, unique urban space like nothing the region has seen to date.



Residential Shared Streets



Commercial Shared Streets

### 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: Shovels staged in preparation for the Vista Field groundbreaking ceremony on April 22. Photo by Kim Fetrow Photography.



**Thomas Moak**  
Commissioner - President



**Don Barnes**  
Commissioner - Vice President



**Skip Novakovich**  
Commissioner - Secretary



*Phase One Initial Infrastructure*



*Roadways taking form as construction begins at Vista Field*

## An Economic Catalyst

At full build-out, Vista Field is expected to:

- Add 750,000 square feet of retail, office, service and entertainment
- Foster 1,100 residential units: single-family homes on urban-sized lots, condominiums and apartments, live above/work below, and multi-generational living
- Create three acres of parks and open spaces
- Fulfill 1% of the region's anticipated growth over the next 20 years
- Infuse half a billion dollars in private sector investment!



*Crews installing phase one infrastructure (photo by Total Site Services, LLC)*



*Port, City of Kennewick, Benton County, and contractor officials turn the first shovels of dirt at the Vista Field phase one groundbreaking ceremony*

### Port of Kennewick Staff

**Tim Arntzen,**  
Chief Executive Officer  
ta@portofkennewick.org

**Tana Bader Inglima,**  
Deputy CEO  
tana@portofkennewick.org

**Nick Kooiker,**  
Chief Financial Officer/Auditor  
nick@portofkennewick.org

**Larry Peterson,** Director of  
Planning & Development  
lpeterson@portofkennewick.org

**Amber Hanchette,** Director  
of Real Estate & Operations  
amber@portofkennewick.org

**Tammy Fine,**  
Advisor/CPA, CFE  
tfine@portofkennewick.org

**Bridgette Scott,**  
Executive Assistant  
bscott@portofkennewick.org

**Jennifer Roach,**  
Accounting/Admin. Assistant  
jennifer@portofkennewick.org

**Lisa Schumacher,**  
Special Projects Coordinator  
lisa@portofkennewick.org

**Kandy Yates,**  
Office Assistant/Marina Manager  
kyates@portofkennewick.org

## Shoreline Restoration & Island Improvements Planned

### Local, State and Federal Partners

The Port of Kennewick and U.S. Army Corps of Engineers have signed an agreement to make habitat and recreational improvements to the port's Clover Island shoreline.

The Clover Island 1135 project will transform the island's unsightly, sterile river shore into a living shoreline with aquatic vegetation important to listed and endangered species. The project also includes extending the recreational pathway to enhance public enjoyment of the Columbia River. As the project lead, the Corps will undertake design and engineering work with project completion planned for 2021.

The entire project is anticipated to cost \$5 million. As the local sponsor, the port will provide \$1.5 million of the project cost with the Corps funding the remaining \$3.5 million as part of the Federal 1135 environmental restoration cost-share program.

Benton County Commissioners awarded the port and City of Kennewick \$1 million in Rural County Capital Funds to help pay for improvements that will stabilize and restore the shoreline, create public access, and boost economic development on Clover Island and throughout Kennewick's historic downtown. In addition, the port received a \$500,000 grant from the Washington State Recreation and Conservation Office Aquatic Lands Enhancement Account.

## Port Receives Arts & Heritage Award

### Governor's Highest Cultural Award

Governor Jay Inslee and ArtsWA honored the Port of Kennewick with a 2018 Governor's Heritage Award for its significant contributions to the creative and cultural vitality of Washington.

"These are the highest cultural awards given by the Governor," said Karen Hanan, ArtsWA Executive Director. "Each of these recipients represent excellence and achievement in their fields."



**View the collection at [PortofKennewick.org/Public-Art](http://PortofKennewick.org/Public-Art)**

The port has invested in public artwork and architecture that honors the community's Tribal, pioneering, shipbuilding, agricultural, maritime, environmental, industrial, and ethnic traditions.

The installation of these works has brought renewed vibrancy to Kennewick's historic waterfront and championed history and culture within the Mid-Columbia region.

**Michael Boehnke,**  
Facilities Manager  
[mboehnke@portofkennewick.org](mailto:mboehnke@portofkennewick.org)

**Michael A. Melia,**  
Maintenance Technician  
[mmelia@portofkennewick.org](mailto:mmelia@portofkennewick.org)

**Anthony Eleshio,**  
Maintenance Technician  
[anthony@portofkennewick.org](mailto:anthony@portofkennewick.org)

## Economic Impact by the Numbers

The Port of Kennewick represents Kennewick, Richland (south of the Yakima River), West Richland, a portion of Benton City, and eastern Benton County.

The port collaborates with its county and city partners to make strategic investments that help drive the economy. These efforts transform neighborhoods, build infrastructure, foster jobs, and enhance the quality of life for the Tri-Cities and surrounding region.

### Investments, Revenues & Jobs

- ▲ \$132 Million Private-Sector Investment Fueled Since 2007
- ▲ 1,550 Private-Sector Jobs Spurred Since 2007
- ▲ 863,000 Square Feet New Private-Sector Buildings Fostered Since 2007
- ▲ 22 Consecutive Years of Clean State Audits
- ▲ \$1.6 Million Annual Property Tax Revenues Generated From Port Development Sites (Equivalent of funding 10 new emergency services jobs and 5 new school teachers)
- ▲ 44% Increase in Port District Owner Equity Since 2007 (From \$38.9 million in equity to \$56 million)

### Port District Property Owners



## Renowned Wineries Choose Columbia Gardens

### Tasting Rooms Under Construction

Two more wineries will open tasting rooms next year at the port's Columbia Gardens Urban Wine & Artisan Village near the Cable Bridge on Columbia Drive. Port of Kennewick Commissioners selected Cave B Estate Winery and Gordon Estate Winery as tenants for a new building anticipated to be completed in early 2020.

#### Cave B Estate Winery

CaveB.com | Linda.Moran@CaveB.com

Cave B Estate Winery is a family-owned business. Founders Vince and Carol Bryan planted their first grapes in the early 80s on 100-plus acres in Quincy. Today, the vineyard produces 17 varieties from Merlots and Tempranillos

to Bordeaux varietals. Vince continues to serve as CEO and Carol manages vineyard business operations. Daughter Carrie Arredondo heads the event and marketing aspects of the business, while sister-in-law, Janet Bryan, leads the finance. Son-in-law Freddy Arredondo began making wine for Cave B in 2006 and was named head winemaker in 2008.

Arredondo had no intention of becoming a winemaker. As a professional chef, he had worked in Las Vegas, Los Angeles, and on a cruise ship in Hawaii. Years later, he was working in Seattle and announced to his wife, Carrie, during a drive home from his in-laws' vineyards that he wanted to change careers and go to school to make wine.

"We sold our house and moved to Walla Walla for school, and it's history from there," said Arredondo.

Cave B has a tradition of offering culturally rich and diverse events. With tasting rooms in Quincy and Woodinville, they are looking forward to partnering with the wineries already located in Kennewick's waterfront wine village. Linda Moran will be the Columbia Gardens location tasting room manager.

"I'm really excited to be a part of the growth and activity that is going on at Columbia Gardens," shared Arredondo. "I went to school with Victor Palencia (Monarcha Winery), and we've remained friends. There is strength in numbers and I've already talked with him about doing some great events with the other wineries for the community."

#### Gordon Estate Winery

GordonWines.com | AmandaM@GordonWines.com

Gordon Estate Winery is the oldest estate winery in Washington state. Jeff Gordon, along with his wife, Vicki, and brother Bill planted the first wine grapes in 1980 on land overlooking the Snake River in Pasco. Nearly 40 years later, the vineyard produces Cabernet Sauvignon, Merlot, Syrah, Chardonnay, Malbec, Tempranillo, Gewürztraminer, Cabernet Franc, Petit Verdot, and Petite Sirah.

Jeff and Vicki Gordon's daughter, Katie, joined the family business in 2002. She is transitioning into the role of General Manager of winery operations. Her husband, Marc Nelson manages the estate vineyard and cherry orchard. The winery offers monthly tastings on the estate, but the Gordons have been looking for an opportunity for a second location.

"We all felt Columbia Gardens would be the perfect space and the perfect collaboration with the other wineries," said Katie Gordon Nelson. "Columbia Gardens provides one stop for guests to visit multiple wineries, and the wineries paired with the food truck plaza is a great fit."

Amanda McBride will be the tasting room manager for the Columbia Gardens location.

"We are looking forward to working with the other winery partners on collaborative events like educational seminars, speakers' series, entertainment, and more," said McBride. "We want a block party feel where visitors can have a three- to four-hour immersion. We are also planning to incorporate an estate vineyard experience that begins at the tasting room at Columbia Gardens with transportation to the estate for a tour or lunch, so guests have that connection to where the grapes are grown."



## Food Trucks Now Open

### Sweet & Savory Options Available

Swampy's BBQ, Frost Me Sweet Mobile Desserts, Rollin' Fresh Ice Cream and The Ciao Wagon are serving up meals and treats in Kennewick's Historic Waterfront District. Look for mobile vendors at the Food Truck Plaza at the Village in Columbia Gardens Urban Wine & Artisan Village off Columbia Drive in Kennewick or on Clover Island at the Lighthouse Plaza.

Contact the food vendors directly from their Facebook business pages for locations, days and hours of operation, and menus. Learn more at [PortofKennewick.org/Projects/Columbia-Gardens](http://PortofKennewick.org/Projects/Columbia-Gardens).



*The Food Truck Plaza at the Village is now open at Columbia Gardens*

## Columbia Gardens Transformation Continues

### Amenities Added, More Tasting Rooms Coming

The latest phase of infrastructure development at Columbia Gardens Urban Wine & Artisan Village was finished this spring. The recently completed work included constructing the food truck plaza, creating Columbia Gardens Way – a loop road connecting North Cedar and Date Streets – and adding parking areas, sidewalks, landscaping, lighting, and utilities. Those improvements produced six shovel-ready parcels, which are now available for sale or ground lease and intended to stimulate private-sector commercial investment.

In addition, the port broke ground in April on the next phase of construction that involves a common-area parking lot and a fourth winery building. The 2,500-square-foot building will be adjacent to the Food Truck Plaza and overlook the interior waterfront and public trail.

The building is anticipated to be completed early 2020 and will house tasting rooms for both Cave B Estate Winery and Gordon Estate Winery. Those wineries are joining Bartholomew Winery and Monarcha Winery, which established production space and tasting rooms at Columbia Gardens in February 2018.



*New public features including a food truck plaza were recently completed at Columbia Gardens along Columbia Drive in Kennewick*



*Work is underway on the fourth wine building at Columbia Gardens, which will house two tasting rooms*



PORT of  
**KENNEWICK**

350 CLOVER ISLAND DRIVE | SUITE 200 | KENNEWICK, WA 99336  
(509) 586-1186 | [PORTOFKENNEWICK.ORG](http://PORTOFKENNEWICK.ORG)

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.