

# VISION

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

## **Columbia Gardens Open for Business!** **Community Celebrates Phase One**

The Port of Kennewick organized a community celebration more than 10 years in the making on February 9. Nearly 500 people joined in a ribbon cutting marking the phase-one completion of Columbia Gardens Urban Wine & Artisan Village. The ceremony also welcomed two new wineries, Bartholomew and Monarcha to Kennewick.

"Today is a community celebration and the first step in renewed vitality for Columbia Drive as we reclaim this neglected waterfront for our citizens," said Don Barnes, port commission vice president.

The wine village phase one project was a collaboration between the port and City of Kennewick to create a vibrant destination neighborhood and continue reconnecting Historic Downtown Kennewick with the Columbia River.

Kennewick Mayor Don Britain told the crowd, "Columbia Gardens truly represents a new and unique destination for people to visit and gather."

The initial phase entailed building a bicycle and pedestrian pathway along a scenic nature pond, construction of three winery buildings, installation of a city-managed winery-wastewater treatment system, and streetscape improvements along Columbia Drive including new streetlights, a defined curbside bus pull-off zone, and landscaping. The second phase of expansion is expected to begin later this spring.

*Continued at [Open for Business](#) inside center page...*

S P R I N G 1 8

## Commission President Letter

Partnerships have long played a vital role at the Port of Kennewick. I am proud of our staff and commission's ability to collaborate across agencies and jurisdictions, and to engage the public in the planning process. These partnerships include making strategic investments throughout our port district, which consists of all of Kennewick and West Richland, south Richland, a small portion of Benton City, and much of eastern Benton County.

I have long been a champion for revitalizing Kennewick's waterfront and transforming Vista Field, and I am pleased that in collaboration with the city, we've reached substantial milestones on both fronts. In February, we welcomed the first two wineries to the Columbia Gardens Urban Wine & Artisan Village on Columbia Drive, and in April, we just unveiled the initial infrastructure and construction plan for Vista Field. We are pleased with the community response to both. These projects set the stage for private sector investments and new jobs for the community. And while project results are paramount, the underpinning of everything we do at the port is transparency.

I am pleased to be representing you as Port Commission President for 2018 - 2019 and welcome your feedback on this newsletter or any of the port's projects.

Sincerely,



Thomas Moak

President, Port of Kennewick Board of Commissioners

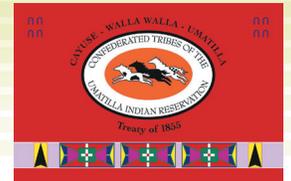
## Tribes Honored as Friend of the Port

The port named the Confederated Tribes of the Umatilla Indian Reservation as its 2017 Friend of the Port during a February commission meeting.

The port recognized the Tribes for their friendship and partnership in helping the port transform Kennewick's historic waterfront as well as for their investment of time and talents and ongoing involvement in port projects.

Port of Kennewick Commissioner Skip Novakovich, who also serves as a board member for the Tamástslikt Cultural Institute, thanked the Tribes for their efforts.

"We are grateful for the Tribes' support of the port and our projects," Novakovich said. "All along the way, the Confederated Tribes of the Umatilla Indian Reservation have been our champions, our allies, and our friends, from letters they've sent endorsing our grant requests, helping us restore the shoreline, engaging in regular meetings with our commission, to helping bring renewed vibrancy to the waterfront."



## Ben Franklin Transit Helps Fund Iconic Bus Shelter Project

Ben Franklin Transit donated \$7,500 to the port to support the creation of a unique and iconic bus shelter on Columbia Drive at the Columbia Gardens Urban Wine & Artisan Village. The contribution is equivalent to the amount the agency expends to construct a traditional shelter.



Working with the Kennewick Arts Commission, the port selected metal artist Kevin Berry to create a functional work of art using weathered steel. His influence was the Columbia River and the new wine village. The shelter's aesthetic evokes visions of water or wine barrels and incorporates recycled glass in the color and shape of wine grapes. Installation is planned for late summer. The shelter's location on Columbia Drive, adjacent to the city's only curbside bus pull-off zone, will serve the wine village neighborhood.

In addition to Ben Franklin Transit, the City of Kennewick, Kennewick Arts Commission, Kennewick's ABC Program, Columbia Center Rotary, and Benton County are all partners in helping bring this signature transit shelter to Kennewick's waterfront district.

### 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: Community members arriving at the Columbia Gardens Urban Wine & Artisan Village on February 9 for the ribbon cutting ceremony marking the completion of the first phase of development.*



**Thomas Moak**  
Commissioner - President



**Don Barnes**  
Commissioner - Vice President



**Skip Novakovich**  
Commissioner - Secretary

## Open for Business

### Continued From Cover

"There is a big vision for Columbia Gardens and I am excited to be a part of it," stated Victor Palencia, Monarcha Winery owner and winemaker after the event. "This development is positively changing the character of that waterfront and downtown area with an urban appeal."

Columbia Gardens is envisioned as a place to sample local wines and meet with friends, explore public art, view stunning sunsets, discover aquatic wildlife, and walk, bike, or push a stroller alongside a peaceful nature pond. And at build-out, food trucks, specialty shops, distilleries, tasting rooms, bistros, restaurants, and retail will blend with culinary training and waterfront residential to create a lively gathering place.



Port of Kennewick, City of Kennewick, winemakers, and other participants celebrate after cutting the ribbon to open Columbia Gardens Urban Wine & Artisan Village.

## Columbia Gardens Next Phase to Begin

### Food Truck Court, Public Plaza Coming

The Columbia Gardens Urban Wine & Artisan Village momentum continues with the second phase of development anticipated to begin later this spring. The site will soon include a food truck court, the new Columbia Gardens Way road connecting North Cedar and Date Streets, additional parking, utilities, sidewalks, landscaping, art, and a public plaza. When complete, shovel-ready parcels will be available for sale or ground lease for private-sector commercial investment, which could include wineries, breweries, tasting rooms, restaurants, specialty food shops, bistros, or retail businesses.

"This and subsequent phases of Columbia Gardens wouldn't happen without the Rural County Capital Funds grant from Benton County and now the Hanford Area Economic Investment Fund grant," said Larry Peterson, port director of planning and development.



A food truck court planned at Columbia Gardens will provide six permanent spots for vendors.

"These investments are helping build the foundation for future development by the private sector."

Benton County awarded the port and City of Kennewick \$2.1 million last May as its first recipients of Rural County

Capital Funds to help support revitalization efforts along Columbia Drive. The project partners plan to use \$1.1 million of that grant to fund the phase two construction. The remaining grant funds will be used to support phase three infrastructure improvements at The Willows project, adjacent to Columbia Gardens, in preparation for Columbia Basin College's culinary arts center.

In February, the Hanford Area Economic Investment Fund Advisory Committee presented a \$150,000

grant to the port and city for the wine village. With ever-increasing material and labor costs, this grant will help ensure completion of the phase two features as planned.

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## Two More Tasting Rooms Coming to Columbia Gardens

### Multi-Tenant Building, Additional Parking Planned

Once the dust settles on the new parking lot, roadway, utilities, streetscaping, public plaza, food truck court, and other amenities planned for this summer at Columbia Gardens, work will begin to construct the project's fourth building and additional parking.

The port will build the new facility using a \$900,000 insurance settlement from a structure on the site that was destroyed by heavy snow in January 2017. The City of Kennewick is contributing \$200,000 to fund additional parking along North Cedar Street to support increased traffic and visitors to Columbia Gardens.

The 2,500-square-foot facility will be located west of the current buildings, overlooking the interior waterfront. The building will have the ability to house two individual winery tasting rooms, each with a patio and distinguishing architectural details. A clock tower, roll-up doors that can lock into place for an indoor/outdoor atmosphere, and a fireplace are other planned features. The port intends to bid late summer for construction this fall, with completion spring 2019.

The port is already promoting the tasting room spaces, and by summer a committee will begin the evaluation process, which includes reviewing all tenant applications, making site visits, and conducting interviews.

"Winery owners consistently tell me that the Tri-Cities is at the top of the list of places where tasting rooms need to be in Washington state, and we are excited to add two more businesses to Columbia Gardens," said Amber Hanchette port director of real estate and operations. "We're already hearing from interested parties and plan on selecting tenants for the new building by early 2019, so they can open for business next spring."



*Engineered drawing of the fourth building planned at Columbia Gardens that will house two tasting rooms. The port is currently accepting tenant applications.*

## Former Raceway Site Redevelopment

### Project Timing to Align with Market Conditions

The port and City of West Richland have partnered over the years to identify projects in the western portion of the port district that would benefit the community. This collaboration has translated into opportunities like the development of the Red Mountain Wine Estates Business Park and the Yakima River Gateway project that will foster jobs, enhance tourism and improve the area's quality of life. The port also completed a master plan for the future redevelopment of the 92-acre, port-owned former racetrack at the southwest intersection of Keene Road and State Route 224.

The Tri-City Raceway Redevelopment Master Plan identifies a phased transformation of the land into larger parcels for light industrial uses in support of the nearby Red Mountain viticultural area within the next five to seven years. This projection provides adequate time for a maturing of economic conditions to support project sustainability and follows completion of the Red Mountain interchange, opening access to the site.

In recent years, the port teamed with the city to annex the property into the West Richland urban growth area. Port staff also worked to extinguish deed restrictions from that site, and are now working to leverage financing, and identify a market-facing development schedule.

Recognizing that partnerships are essential to economic development, the port will continue working with the city to establish a thoughtful, strategic, and collaborative development approach at both the former racetrack site and when exploring future opportunities to bring additional benefit to West Richland and port district taxpayers.

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# Vista Field Phase One Designs Revealed

## Public Open House Held

The Port of Kennewick showcased concept renderings and discussed the budget, timeline, and next steps to begin construction at Vista Field during a public open house on April 19. Nearly 150 people attended the event including representatives from City of Kennewick and the nonprofit Arts Center Task Force to discuss specific plans to bring a walkable, bikeable, transit-oriented, regional town center development to life.

“It’s exciting to be at this point and to show the community what the former airfield is planned to look like,” said Thomas Moak, port commission president.

“It will be a one-of-a-kind development in our area with small-scale city streets, public spaces and a water feature slated for the initial phase.”

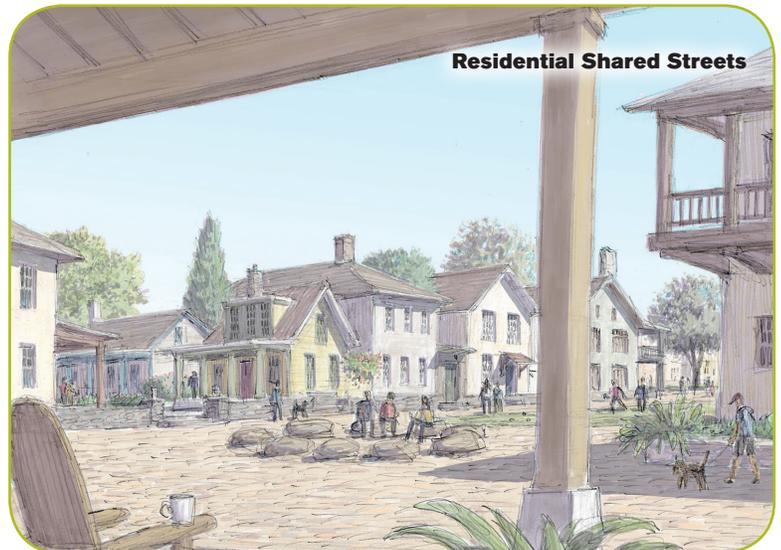
For the past several years, the port and city have worked together to refine project details and complete major activities. Some of the initiatives accomplished include producing engineered drawings, preparing biddable construction documents, changing zoning ordinances, and revamping entire city codes to open the door for an all-new urban mixed-use style of development at the port-owned site. The port adopted the citizen-driven Vista Field Master Plan last October and the city adopted it December 2017.

The port intends to send the initial phase of infrastructure work out to bid for construction later this year. The port investment includes streets, sidewalks, utilities, landscaping, and a linear park in the center of Vista Field. The new road will create a connection across the former runway from Deschutes Avenue to Grandridge Boulevard. Once phase one is complete, nearly 20 acres of shovel-ready land will be available for private sector development of commercial, retail, and residential units. After that, the port will sell parcels to private sector developers, then reinvest those land sale proceeds in public infrastructure to prepare future phases.

At full build-out of the entire 103-acre Vista Field site, economic projections indicate redevelopment could mean as many as 1,000 residential units, 3,380 jobs, \$460 million in private sector investment, \$51 million in new infrastructure, and \$408 million in new (taxable) buildings. The additional property taxes generated by development would provide new revenues for police, fire, hospital, libraries, schools, parks, and other services.



*Port of Kennewick officials presented Vista Field redevelopment conceptual designs during an April 19 open house. The port will fund the initial phase one infrastructure work, which will open nearly 20 acres to private sector development.*



## Community to Celebrate Latino Heritage Mural Project on May 23

### Columbia Gardens First Public Art Installation

Florida-based artist Andrew Reid visited the area in December 2016 for a series of listening sessions to hear stories and learn about the history, experiences, and perspectives of Latinos in this region. He used those sessions and input from the Latino Heritage Mural Committee to finalize design elements for a Latino Heritage Mural planned for the Port of Kennewick's Columbia Gardens Urban Wine & Artisan Village.

The mural will be presented to the public at a May 23 celebration at 421 E. Columbia Drive. The event begins at 2 p.m. with social time before formal festivities and speeches start at 2:30 p.m.

Davin Diaz chairs the all-volunteer Latino Heritage Mural Committee that selected the artist. For more than two years, the committee has worked with the port to help plan and implement the mural project that will celebrate and educate about the Latino community's contributions to the fabric of the Tri-Cities region.

"When people attend the celebration event, they will see a mural unlike anything they have ever seen in the Tri-Cities and possibly in the Northwest," Diaz said. "They will see diversity in the Latino community, from generation-to-generation, profession-to-profession, and their significant influence on

agriculture, the wine industry, and the greater Tri-Cities. That is why it's important for these stories to be told – these murals are helping to honor, showcase, and celebrate our culture and history."

The port is funding the project with financial support from Columbia Center Rotary, Kennewick Arts Commission, and Latino Heritage Mural Committee members. The 8-foot-tall mural will span two canvases, one 48 feet and the other 36 feet in length, and will represent the first public art installation within the Columbia Gardens Urban Wine & Artisan Village.



Artist Andrew Reid painting a section of the Columbia Gardens Latino Heritage Mural in his studio.

## JOIN US

May 23<sup>rd</sup> at 2 p.m.

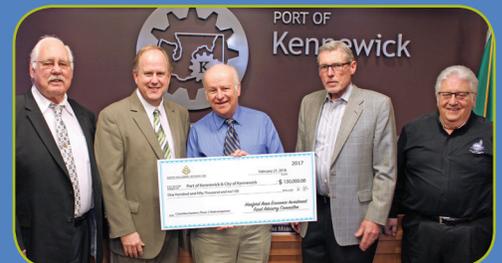
at Columbia Gardens Wine Village  
to celebrate the  
**Latino Heritage  
Mural Project!**

421 E. Columbia Drive, Kennewick  
(across from Zips, near the Cable Bridge)

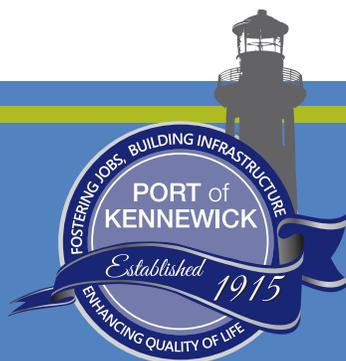
## HAEIFAC Grant Awarded to Port, City

The Hanford Area Economic Investment Fund Advisory Committee awarded a \$150,000 joint grant to the port and City of Kennewick during a February Port of Kennewick Commission Meeting.

The grant will be used toward phase two infrastructure improvements at the Columbia Gardens Urban Wine & Artisan Village on Columbia Drive in Kennewick's historic waterfront district.



Bob Koch, chair of the Hanford Area Economic Investment Fund Advisory Committee (left) presents a \$150,000 grant check to port and city officials.



# Port of Kennewick

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