

# CELEBRATING ECONOMIC DEVELOPMENT WEEK



Featuring:  
CITY AND PORT ECONOMIC DEVELOPMENT PARTNERS



2023  
Economic  
Development  
Week  
May 8-12

FRIDAY, MAY 12 | 9:00AM-10:30AM





# COFFEE WITH KARL

PROMOTING ECONOMIC STRENGTH AND DIVERSITY ONE CUP AT A TIME

**WITH SPECIAL GUEST:**



**Rohana Carmichael**  
Economic Development  
Manager



# ECONOMIC DEVELOPMENT

UPDATE

May 12, 2023



# HOW IS KENNEWICK DOING?

- **Building permit valuation for 2022 finished at \$278 million**
- **2,229 permits issued in 2022 – 205 Single-Family, 288 New Commercial or Tenant Improvement**
- **75% of Express Permits issued for single family residential**
- **Averaging 50+ building inspections per day**

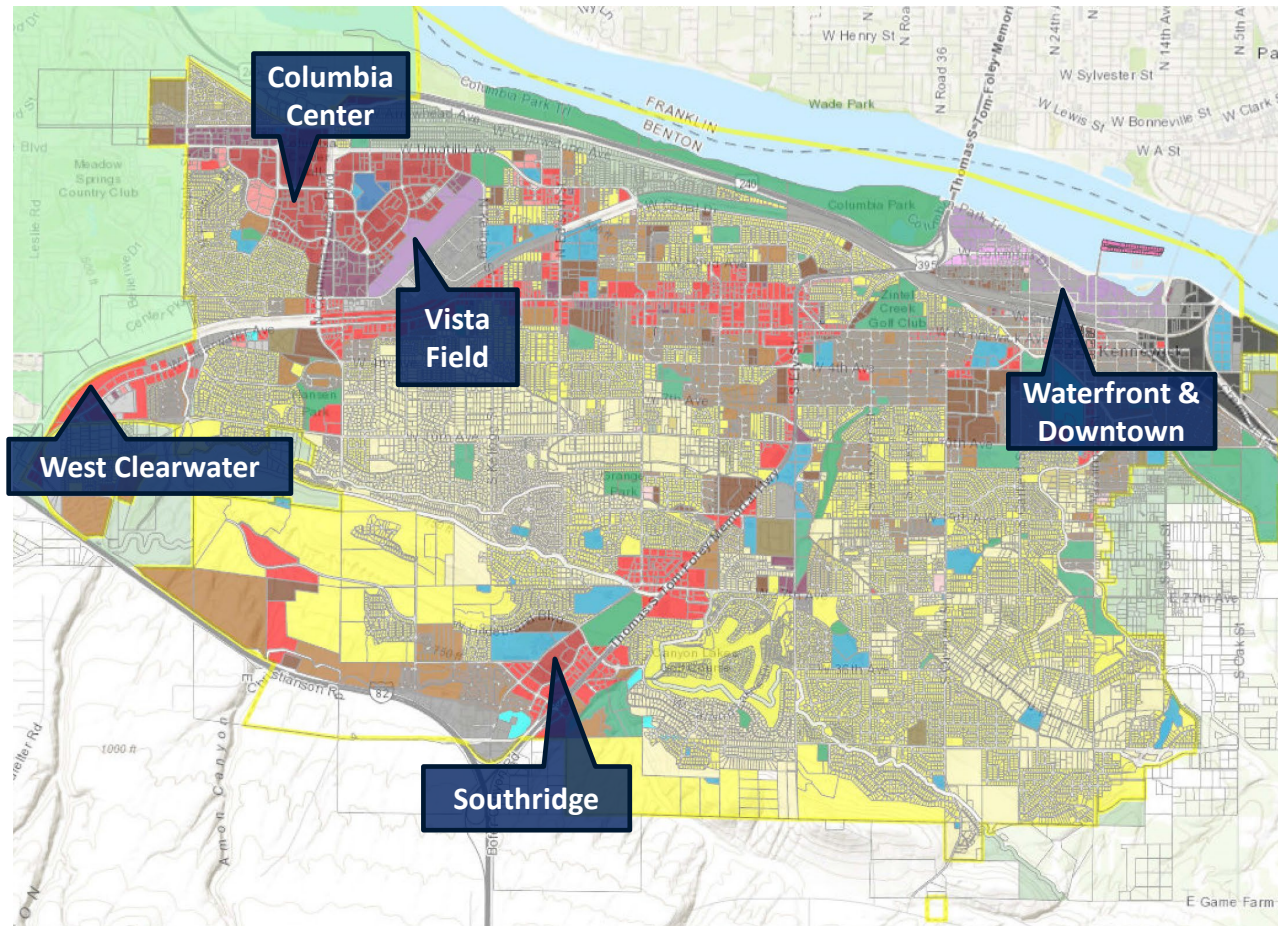


- **US 395 and Ridgline Dr. underpass is open!**
  - Ribbon Cutting Celebration is scheduled – June 1<sup>st</sup> at 10:30am
- **UGA expansion**
  - Utility Crossing Report completed
  - Coordinating with consultant for design services
  - Construction anticipated to start early 2024
- **Online efficiency**
  - Permitting process fully online
  - Real time inspection reports
- **18<sup>th</sup> & Kellogg Water Reservoir & Booster Pump Station**



## RECENT ACCOMPLISHMENTS

# AREAS OF OPPORTUNITY



## West Clearwater

- Easy highway access
- Increased rooftops
- Multiple commercial strips

## Columbia Center

- Regional shopping center
- 40k+ cars daily
- Vacant land available

## Vista Field

- 103-acre development
- Walkable
- Close to Convention Center

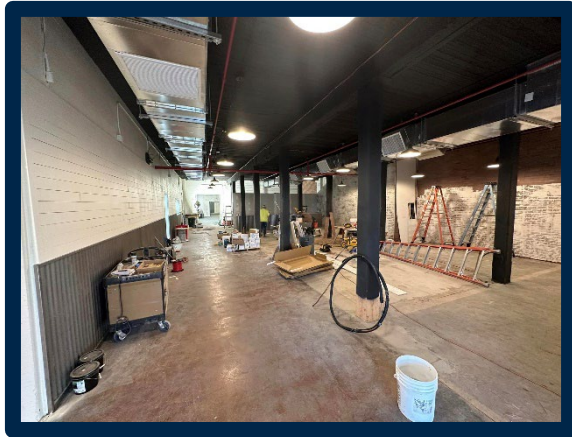
## Southridge

- Easy highway access
- East-west corridor
- Rapidly increasing rooftops

## Waterfront & Downtown

- Historic buildings
- Economical lease rates
- Pop-up vendor spaces

# DOWNTOWN



ICE HARBOR BREWING

**D**♥**OWN**  
**TOWN**  
**KENNEWICK**  
*Eat. Drink. Shop. Play*

WHIMSY APOTHCARY



- **Ice Harbor Brewing** nearing opening at **Columbia River Warehouse**
- **Gathered Home** under new ownership, grand opening on 5/20
- **Blackthorne Neighborhood Pub** under construction
- **Picante Mexican Taqueria** opened brick and mortar location
- **Whimsy Apothecary** expanded out of the Public Market to a location on Kennewick Avenue
- **South Columbia Creative District (SOCO)** in process of placing street banners
- **Fire Station 1** replacement project under construction

# COLUMBIA CENTER AREA



**THE HUB OF KENNEWICK**

- **Redevelopment** at the former Toys R Us location
- **The Hub of Kennewick** hosts up to 28 food trucks, a rotation of events, indoor and outdoor seating
- **Columbia Center Blvd. & Quinault Ave** Intersection Project in Process
- **Multiple Re-Use Projects In-Process**



# SOUTHRIDGE

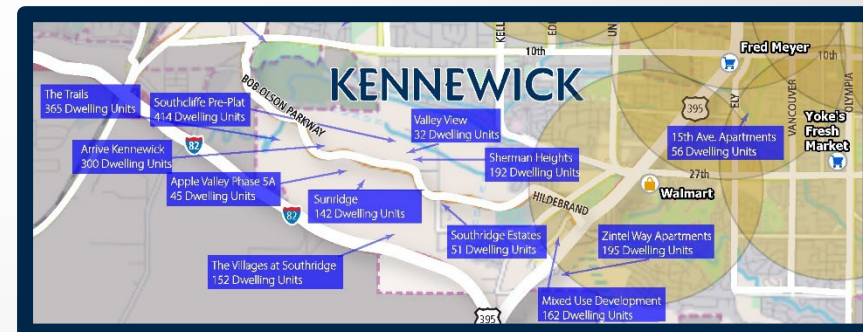


**US 395 & RIDGELINE DR**

## ■ Residential Projects Under Construction

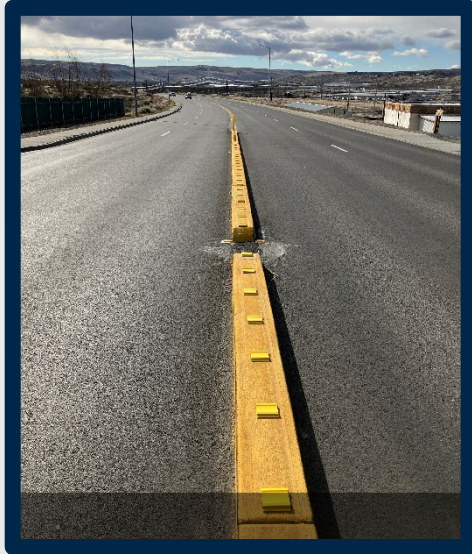
- **Zintel Way Apartments** – 195 Dwelling Units
- **Sundridge** – 142 Single Family Lease Lots
- **Arrive Kennewick** – 300 Dwelling Units
- **Mixed-Use Development** – 162 Dwelling Units with additional commercial and live/work space

- **Trios Hospital** expansion completed
- **US 395/Ridgeline Underpass** COMPLETED!
- **Southridge High School** addition completed
- **Hildebrand Assisted Living** 160,000 SQFT facility under construction



**RESIDENTIAL DEVELOPMENT**

# WEST CLEARWATER



**W. CLEARWATER  
ROAD IMPROVEMENTS**

- **Badger Canyon Apartments** completed
- **W. Clearwater/10<sup>th</sup> Ave** street improvements
- **Clearwater High Density** 99 lot single family residential subdivision in process
- **21,000 sf Class A office space** completed
- **Crimson Hills** – 141 lots under construction
- **Calvary Chapel** fellowship hall, sanctuary, and classroom expansion in-process

# WHAT'S COMING?

- **Economic Development Strategic Plan**
- **Advanced Meter Infrastructure Project in process**
- **Gage and Steptoe Intersection Project in process**
- **Continued pursuit of additional connectivity between Columbia Gardens and downtown**
- **UGA infrastructure**
- **Continued investment in water and sewer infrastructure to support our growing community**



THANK YOU!



**Evelyn Lusignan**  
Public Relations & Government Affairs Director  
[Evelyn.Lusignan@ci.Kennewick.wa.us](mailto:Evelyn.Lusignan@ci.Kennewick.wa.us)  
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**Rohana Carmichael**  
Economic Development Manager  
[Rohana.Carmichael@ci.Kennewick.wa.us](mailto:Rohana.Carmichael@ci.Kennewick.wa.us)  
509.585.4532



[www.go2kennewick.com/business](http://www.go2kennewick.com/business)



# COFFEE WITH KARL

PROMOTING ECONOMIC STRENGTH AND  
DIVERSITY ONE CUP AT A TIME

**WITH SPECIAL GUEST:**



**Adam Lincoln**  
City Manager



**2023**  
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City of  
**Pasco**

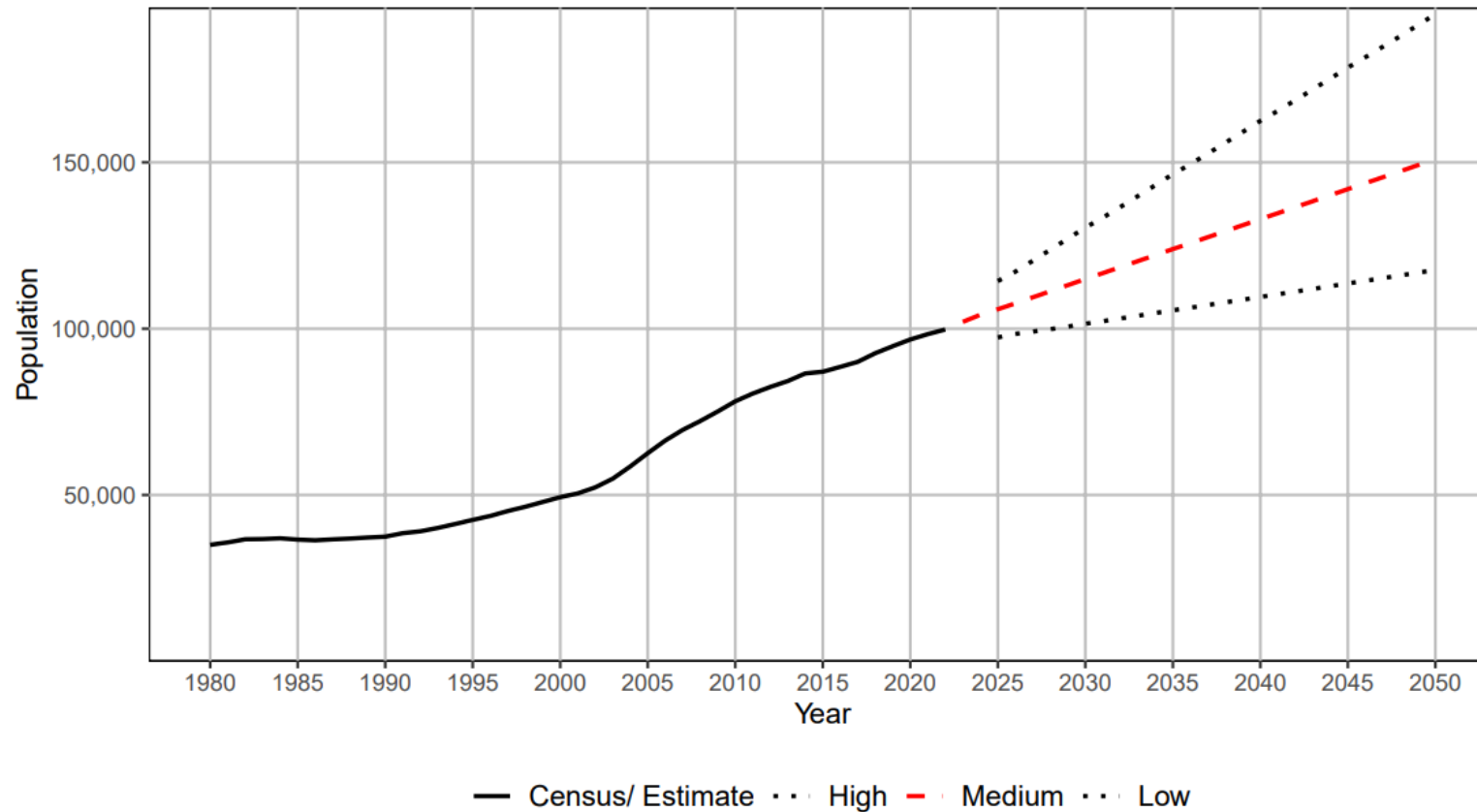
**Coffee with Karl**  
**May 12, 2023**



- **Population 80,180**
- **2023-2024 (2 year) City Budget: \$535 million**
- **\$150 million General Fund**
- **450+ Employees (FTEs)**
- **\$833 million CIP 2022-2028**

# Pasco Growth

Franklin County, 2022 GMA Projections



- **#8 “Top Boomtowns in America” by SmartAsset**
- **Recently completed Comprehensive Plan to chart growth to 120,000+ by 2038**



# Economic Development



## Public Works Requests

Itemized Requests for 2023-2028	
<b>Annual Pavement Preservation</b>	<b>\$5,310,000</b>
The City has implemented an annual Pavement Preservation Program to assess and maintain quality streets within the City. The program includes crack seal, overlay, and microsurfacing of city streets.	
<b>Argent Rd Widening (Phase 3) - Road 36 to Saraceno Way</b>	<b>\$4,000,000</b>
Phase 3 provides urban road improvements to Argent Road from Road 36 to Varney Lane/Saraceno Way. Improvements include street widening, illumination, stormwater facilities, curb/gutter, sidewalk, and related improvements.	
<b>Argent Rd/Rd 88 Pedestrian Crossing</b>	<b>\$550,000</b>
The project provides for safety improvements for pedestrians crossing Argent road at the intersection of Road 88. The scope includes ADA ramps, pavement markings and installation of Rectangular Rapid-Flashing Beacon (RRFB).	
<b>Burns Rd/Broadmoor Blvd Intersection Improvements</b>	<b>\$2,560,000</b>
The project will install a traffic signal at the intersection of Burns Road and Broadmoor Blvd. Sidewalks and curb ramps will be included in the project scope.	

- Long-term focus on infrastructure
- Ag Industrial and Process Water Reuse Facility (PWRF)

# Economic Development (continued)



- **King City – Industrial & Colville Tribes Development**
- **Downtown Pasco**
- **Broadmoor - Mixed Use**

# Industrial Development

amazon



local  
bounti

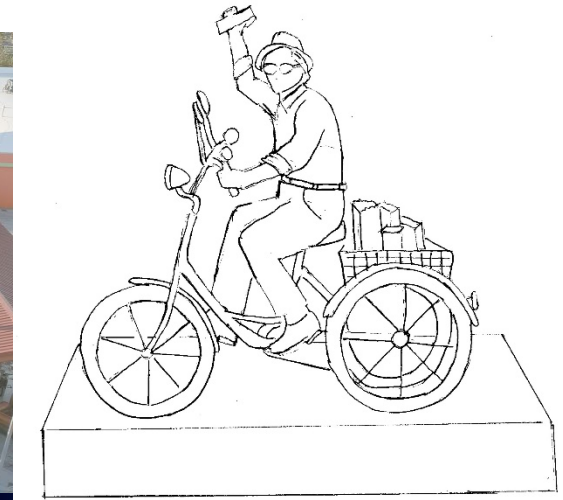
TARRAGON

- Nearly \$2 billion in private development
- 3000 new jobs

# Downtown Redevelopment – Lewis Street Overpass



# Downtown Redevelopment – Peanuts Plaza/Farmers Market



**2023 Project of the Year -  
American Association of  
Public Works**



# Downtown Redevelopment – Law Enforcement Academy



# Broadmoor Development

- **Major Regional Scale Retail**
- **Mixed Residential (7,000 units)**
- **Infrastructure projects underway**



# Broadmoor Development - TIF

- Tax Increment Funding (TIF)
- New financing package that uses future tax proceeds to pay for infrastructure today





# Recognition of Housing Efforts



*“Dozens of local, state, and national governments—including that of **Pasco, Washington**, which we recently profiled—are reforming residential zoning that previously permitted only detached single-family dwellings.”*  
Lincoln Institute of Land Policy (April 2022)



**Press Releases**

Housing Solutions Workshop Participants Announced

October 20th 2021

Five Cities and Counties to Participate in Virtual Sessions after National Call for Applications



Reflections on the Housing Solutions Workshop from Pasco, WA - Local Housing Solutions



# **Future Opportunities**

- **Continued work on Infrastructure**
- **Community Resources/Venues**
- **Housing Affordability**
- **Behavioral Health**
- **Focus on long-term vision & strategy**



City of  
**Pasco**  
Washington

**[www.pasco-wa.gov](http://www.pasco-wa.gov)**

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WITH SPECIAL GUEST:



**Mandy Wallner**  
Economic Development  
Manager



# Coffee With Karl

## May 12, 2023



Coffee with Karl  
Community Conversations

# STRATEGIC PLANNING IN 2023

## Council Initiatives Identified Focus Areas

- Public Safety
- Amenities and Events
- Development
- Housing Density / Workforce Housing
- Job Creation

## 3-year plan 2024-2026

- Measurable Metrics

# DEVELOPMENT HIGHLIGHTS





# NEW CONSTRUCTION



- Steady housing growth
- 277 available lots (April)
  - Badger Mountain and Horn Rapids
- \$465K median home value
- New multi-family units
  - Cedar and Sage on Bradley Blvd.

# ECONOMIC DEVELOPMENT

## Horn Rapids Industrial

- Welcoming 160K square foot Old Trapper Beef Jerky
- Updating the Horn Rapids Industrial Park Masterplan
- Strategy to transition property from crop circles to industry
- Advanced Clean Energy Park in the North Horn Rapids Industrial Park



# ECONOMIC DEVELOPMENT

## Horn Rapids – Business Center & Commercial Plaza

- Henderson Loop Phase II – construction complete May 2023 – new 1-acre lots.
- Clubhouse Lane Phase II in design for construction late 2023.
  - Awaiting a permit for Lot 1 which is sold.



# DOWNTOWN RICHLAND

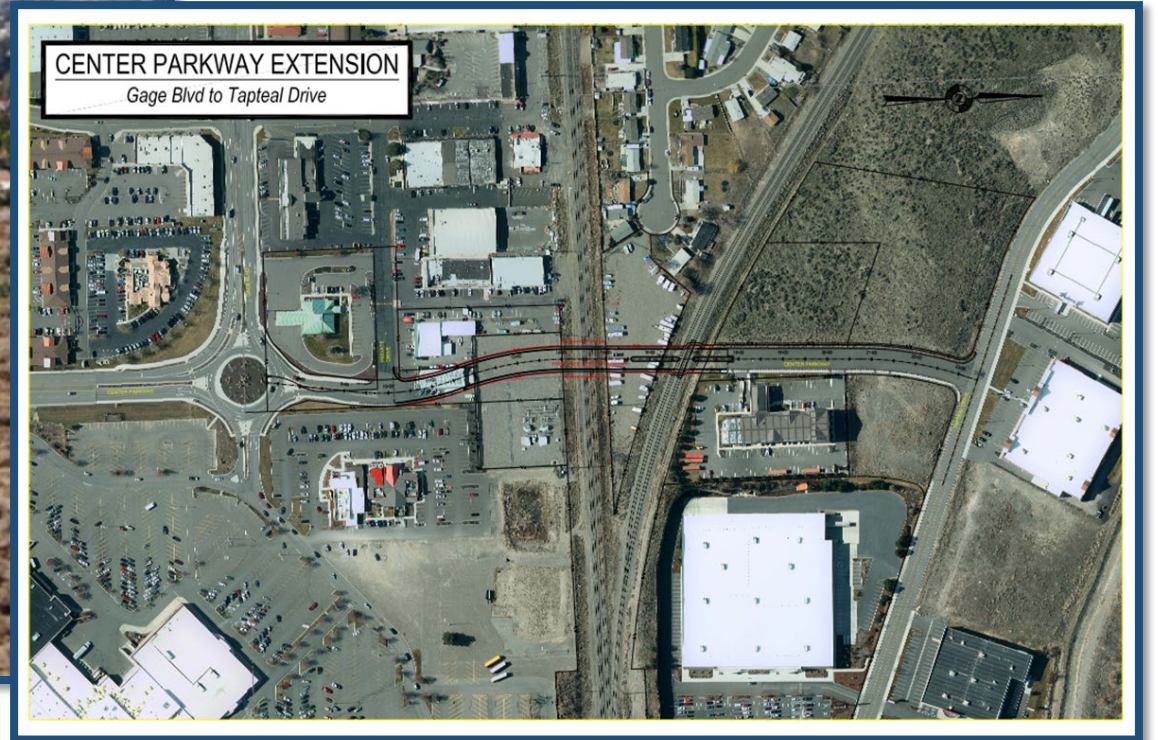
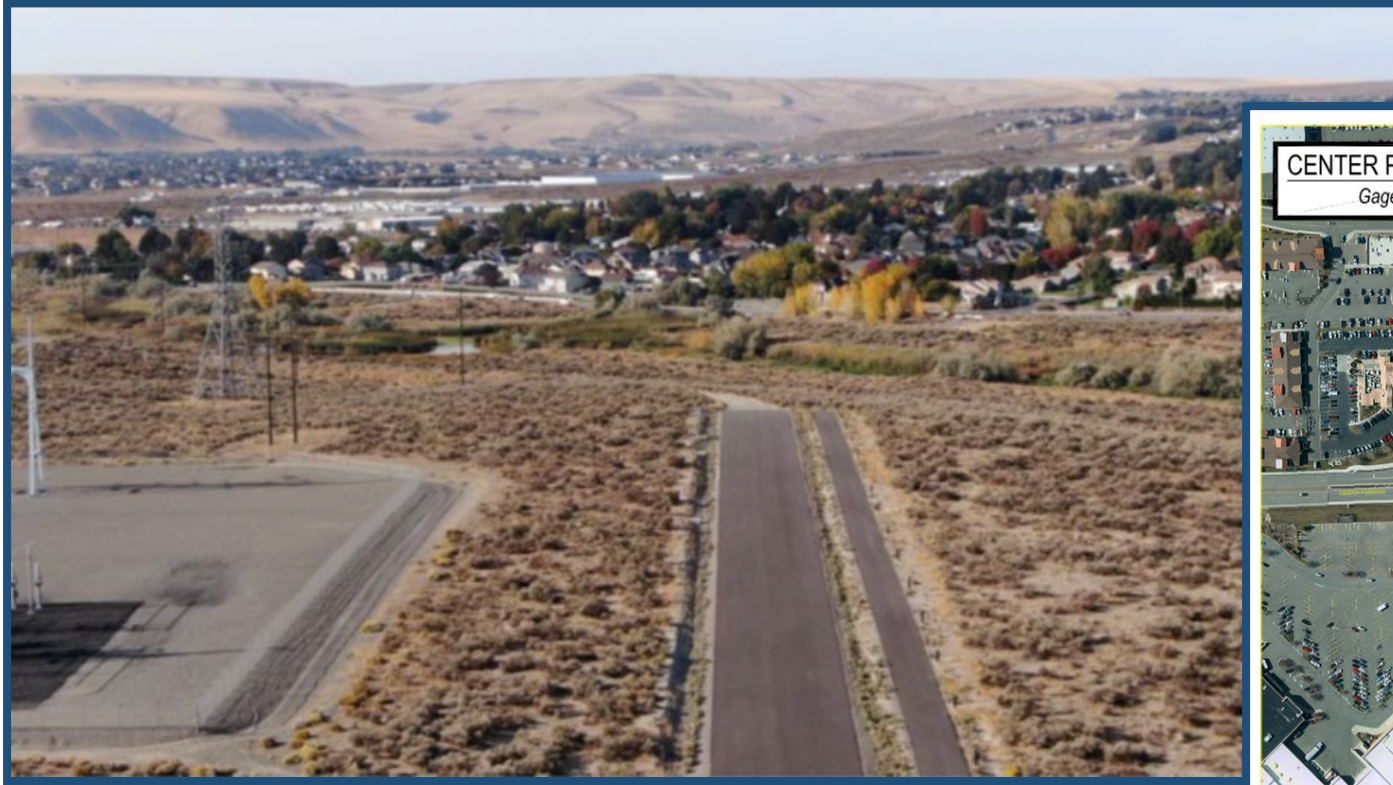


# MAJOR INFRASTRUCTURE PROJECTS

# DOWNTOWN CONNECTIVITY






# CENTER PARKWAY



# STAY INFORMED & GET INVOLVED

Ways to stay informed:

- Online at [www.ci.richland.wa.us](http://www.ci.richland.wa.us)
- Connect with business resources at [www.richlandbusiness.com](http://www.richlandbusiness.com)
- Sign up for E-notifications
- Connect with us on Social Media   



Thank you,  
Questions?

**Mandy Wallner**

City of Richland

[awallner@ci.richland.wa.us](mailto:awallner@ci.richland.wa.us)

509.942.7595



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## WITH SPECIAL GUEST:



**Eric Mendenhall**  
Community Development  
Director





*The Place to Be!*

# Housing



# Mission Middle Housing



# Residential Growth

## 2022

- ▶ Issued 172 new residential units
  - ▶ 60 Multi-Family
  - ▶ 112 Single Family
- ▶ 2022 Population was 17,410

## 2023 - Beyond

- ▶ 4,200 new residential units in construction, site development or planning phase
- ▶ Lewis & Clark Ranch Subarea Plan
  - ▶ 3,000 new residential units
  - ▶ Commercial area equivalent to Queensgate

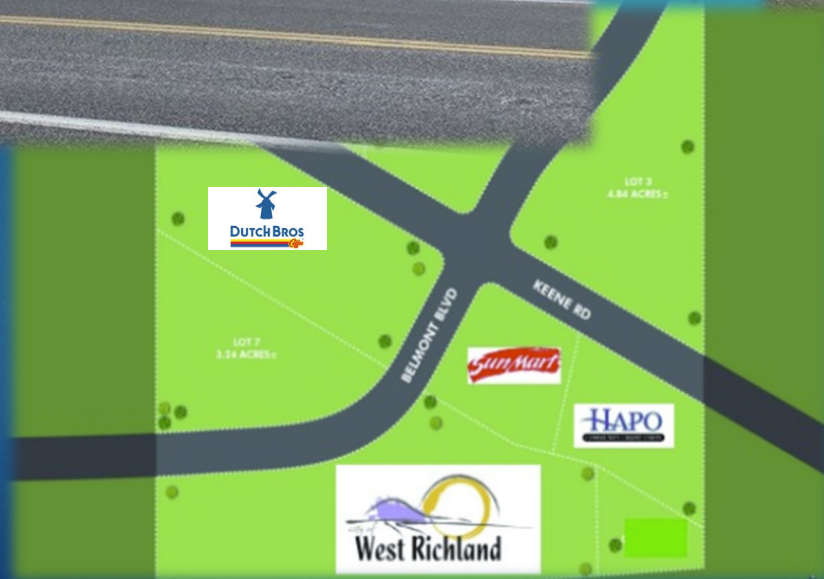
# SR 224/RED MOUNTAIN TRANSPORTATION IMPROVEMENTS



- ▶ \$31.5 Million Project will widen a 3 mile section of SR224 (Van Giesen) from a rural highway section to a multi-modal complete street.
- ▶ High Growth Area (Commercial/Industrial/Multi-Family/Residential)
- ▶ Since 2020, over \$6M in local and private investments in the corridor.
- ▶ Selected as #2 Good Roads Association's Top 2021 Transportation Priorities.
- ▶ 2015 Connecting Washington (CWA) Project
- ▶ Construction scheduled Fall 2024 – December 2025



# Current Commercial Growth



# Come On In! We're Open to Business!

- ▶ BREA Facility Opening 2024!
- ▶ Three Rivers Urgent Care (June/July Opening)
- ▶ Indian Eyes (Heavy equipment sales/rental)
- ▶ Daycare (across from Bombing Range Sports Complex)
- ▶ HAPO – 2023
- ▶ Dutch Brothers - 2024
- ▶ City staff attending ICSC Conference in May (retail/restaurant)
- ▶ Voters approved bond to design new RSD HS next to TLAC



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WITH SPECIAL GUEST:



**Amber Hanchette**  
Director of Real Estate & Operations



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TRIDEC

Coffee with Karl

Driving Economic Growth

# Projects & Progress

Amber Hanchette

Director of Real Estate

May 12, 2023

**PORT** *of*  
**KENNEWICK**



**INTERLOCAL COOPERATIVE AGREEMENT REGARDING THE WASHINGTON STREET CORRIDOR IMPROVEMENTS PROJECT WITH CITY OF KENNEWICK**



**Supported City of Richland in transforming their Island View neighborhood and undergrounding of utilities**



**BENTON COUNTY FIRE DISTRICT #4**



# Clover Island Shoreline Restoration







# YOU'RE INVITED!

**What** Clover Island North Shoreline Celebration & Ribbon Cutting Event

**Who** Everyone is welcome!

**When** Friday, May 12, 2023 2:30pm

**Where** 101 Clover Island Drive, Kennewick, WA (near the Lighthouse)

**RSVP** [CloverIsland@PortofKennewick.org](mailto:CloverIsland@PortofKennewick.org) or 509-586-1186

The Port of Kennewick Commissioners and staff cordially invite you to help celebrate completion of environmental and recreational enhancements to Clover Island's northern shoreline including:

- Habitat Restoration
- Shoreline Stabilization
- Extended Riverwalk Trail
- Scenic Viewpoints
- Educational Panels
- Four Development Parcels

A reception will be held following ribbon cutting festivities.

The Port of Kennewick wishes to especially thank our project partners:  
Confederated Tribes of the Umatilla Indian Reservation, US Army Corps of Engineers,  
Washington State Recreation and Conservation Office Aquatic Lands Enhancement  
Account, Benton County, and City of Kennewick.





WINE & ARTISAN  
*Columbia*  
*Gardens*  
VILLAGE

# Columbia Gardens... an Urban Wine & Artisan Village



**Parcels Available**

**Sold**



conceptual rendering of wine village at full build-out



June  
10  
July  
8

August  
12

COLUMBIA GARDENS  
WINE & ARTISAN VILLAGE  
PRESENTS

# SUMMER SATURDAYS

CRAFTS AND STREET FOOD MARKET

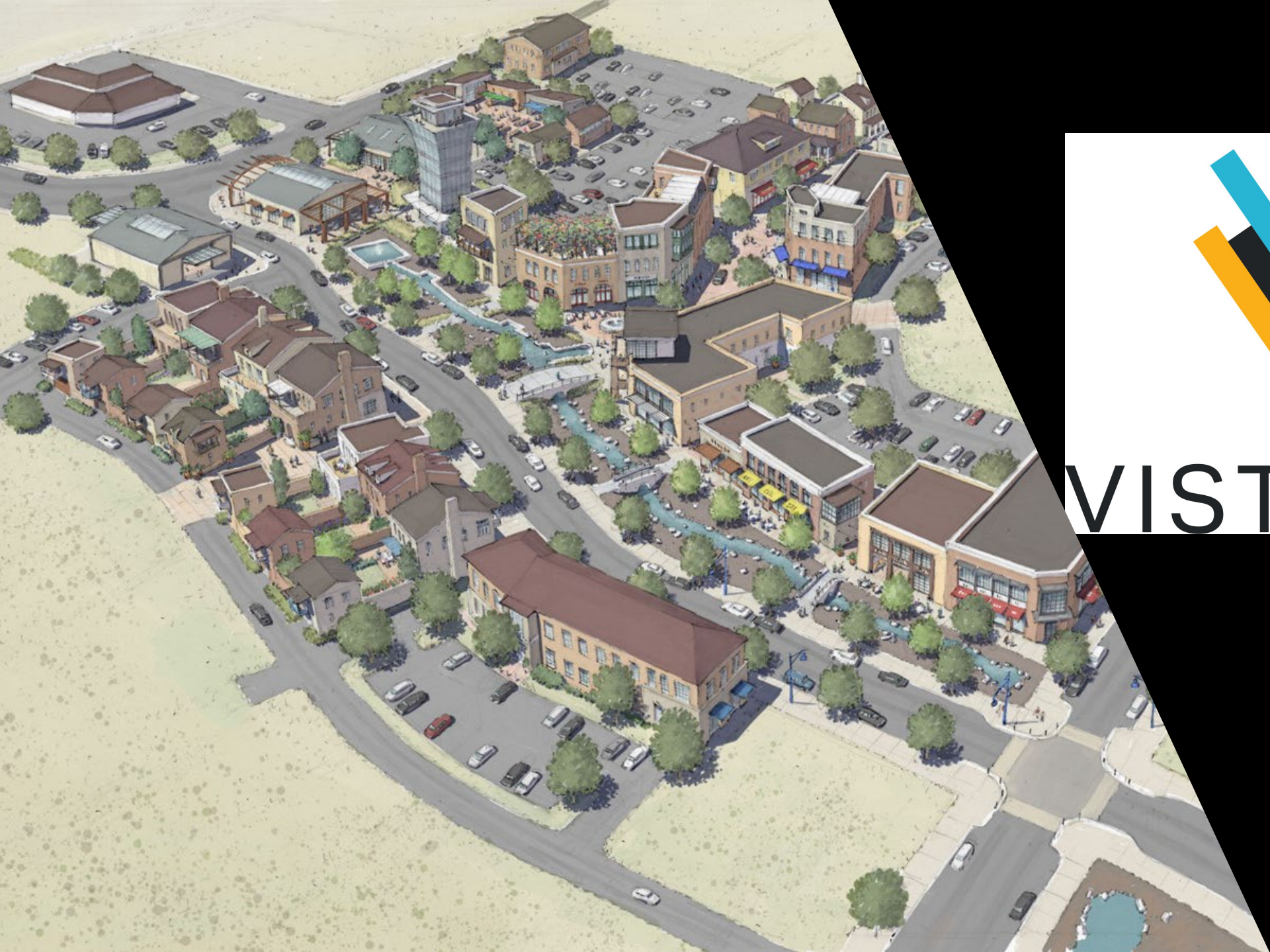
## NIGHT MARKET

4 PM - 8 PM

FREE | ALL AGES EVENT

325 E COLUMBIA DRIVE,  
KENNEWICK, WA 99336









**DEVELOPMENT  
GUIDE**

VistaField.com

### Parcels map

Click the orange parcels to view availability.

- Parcels available for sale
- Port Retaining for Future Development
- Future Parking

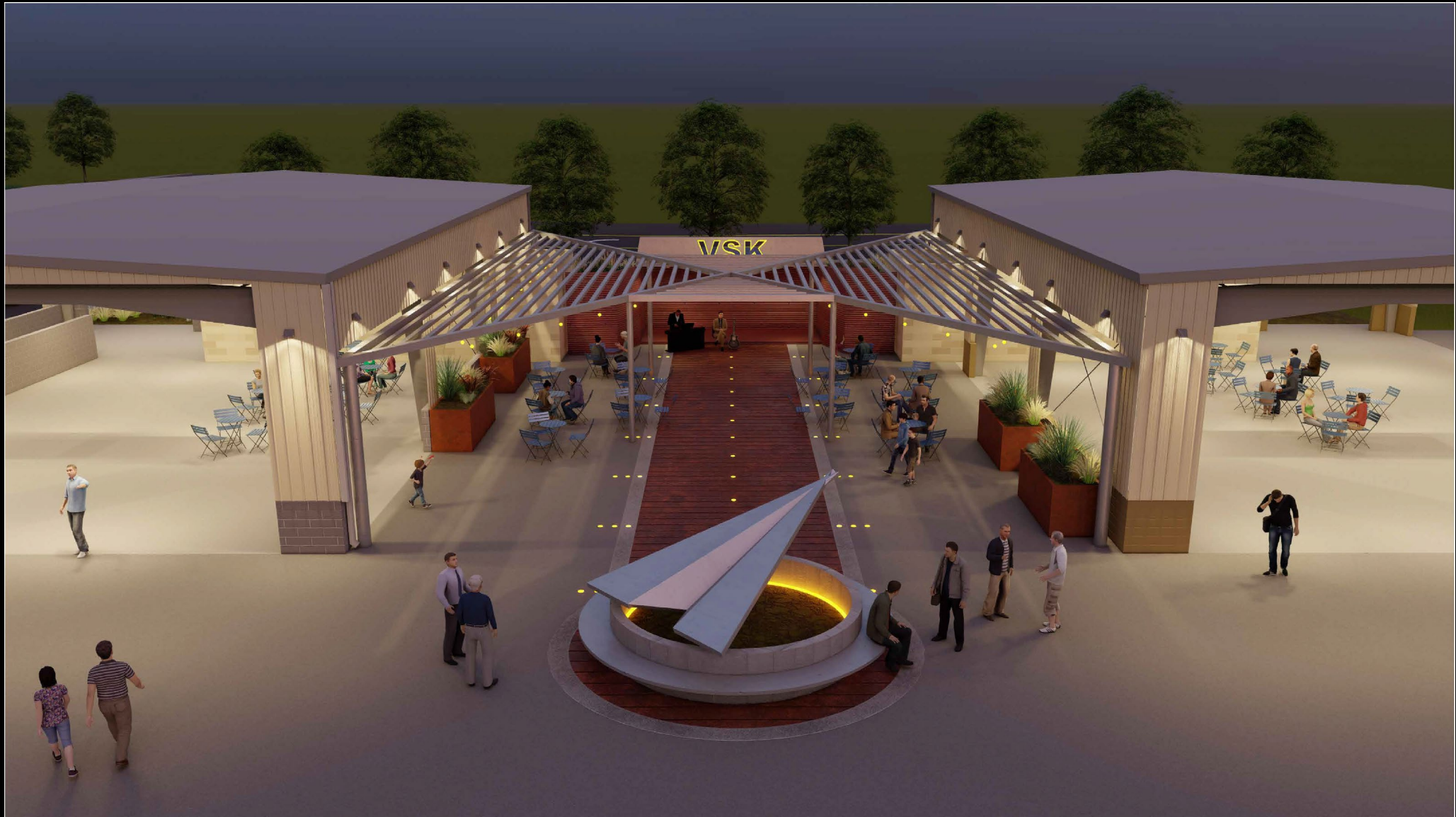












VistaField.com



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**WITH SPECIAL GUEST:**



**Stephen McFadden**  
Director of Economic  
Development & Marketing





# Growing & Diversifying



**TRIDEC  
Economic  
Development Week**

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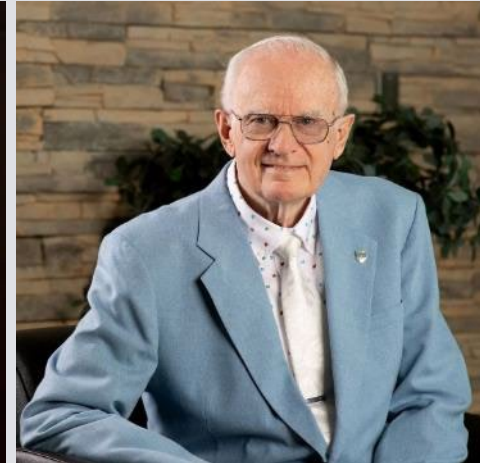
# Port of Pasco Commission



Vicki Gordon  
President



Jean Ryckman  
Vice President



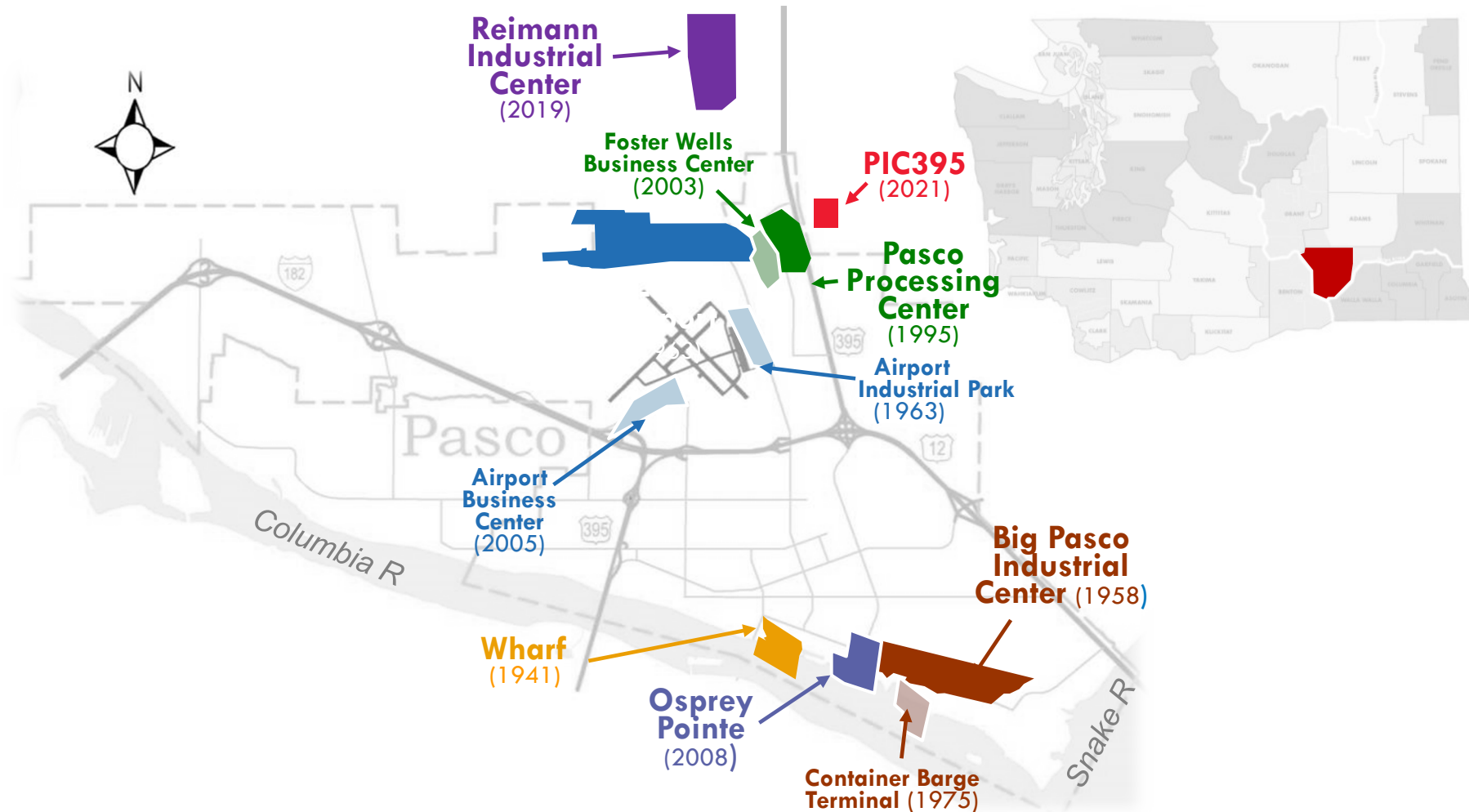
Jim Klindworth  
Secretary



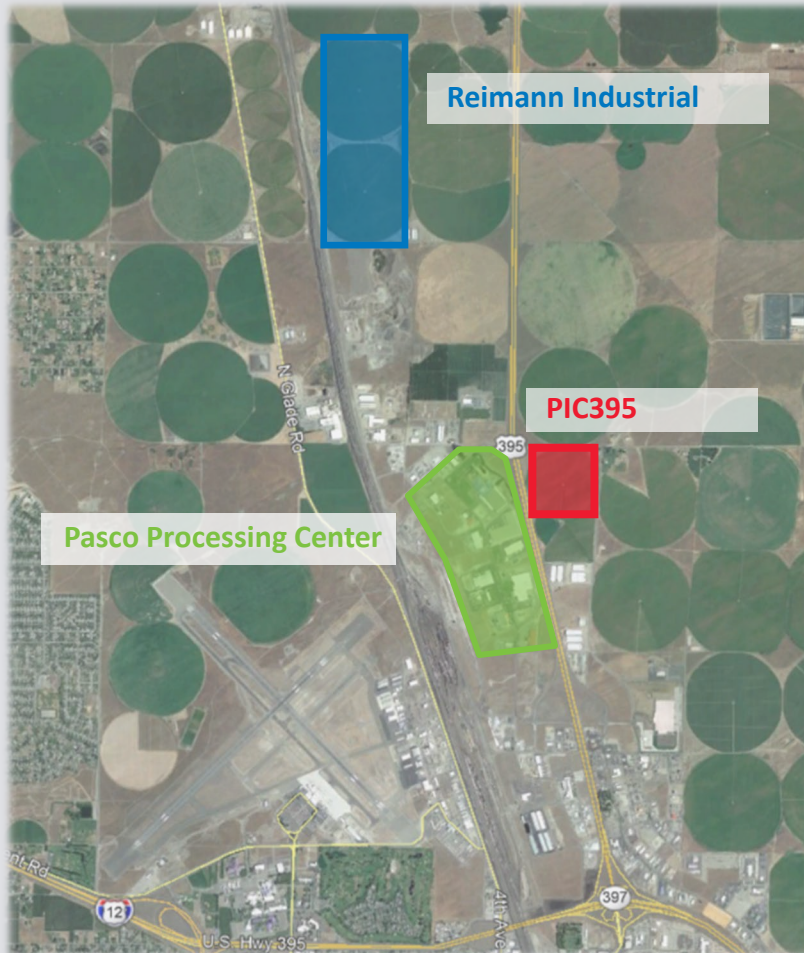


# Port of Pasco Properties

1941 - Present



# Reimann Industrial Center



- 300 Acres for New Industrial Park
- Purchase Completed October 2019
- HAEIFC - \$2,250,000
- Port - \$4,250,000
- Total - \$6,500,000



# Darigold



- 350,000 sf. Facility at Reimann
- \$650 M+ Investment and 220 New Jobs + 500 New Dairy Farm Jobs
- Groundbreaking Sept. 8, 2022, Construction Underway, Open 2024
- 400,000 sf. 3<sup>rd</sup> Party Cold Storage: \$200 M+ Investment & 200 Additional Jobs



Infrastructure Funding	Amount
Port	\$ 2,500,000
Franklin Co .09 Fund	\$ 2,300,000
State Direct Appropriation	\$ 7,500,000
State CERB Board	\$ 575,000
Local Tax Increment Financing	\$ 10,000,000
FY 2023 Congressionally Directed Spending	\$ 3,600,000
<b>Total</b>	<b>\$ 26,475,000</b>



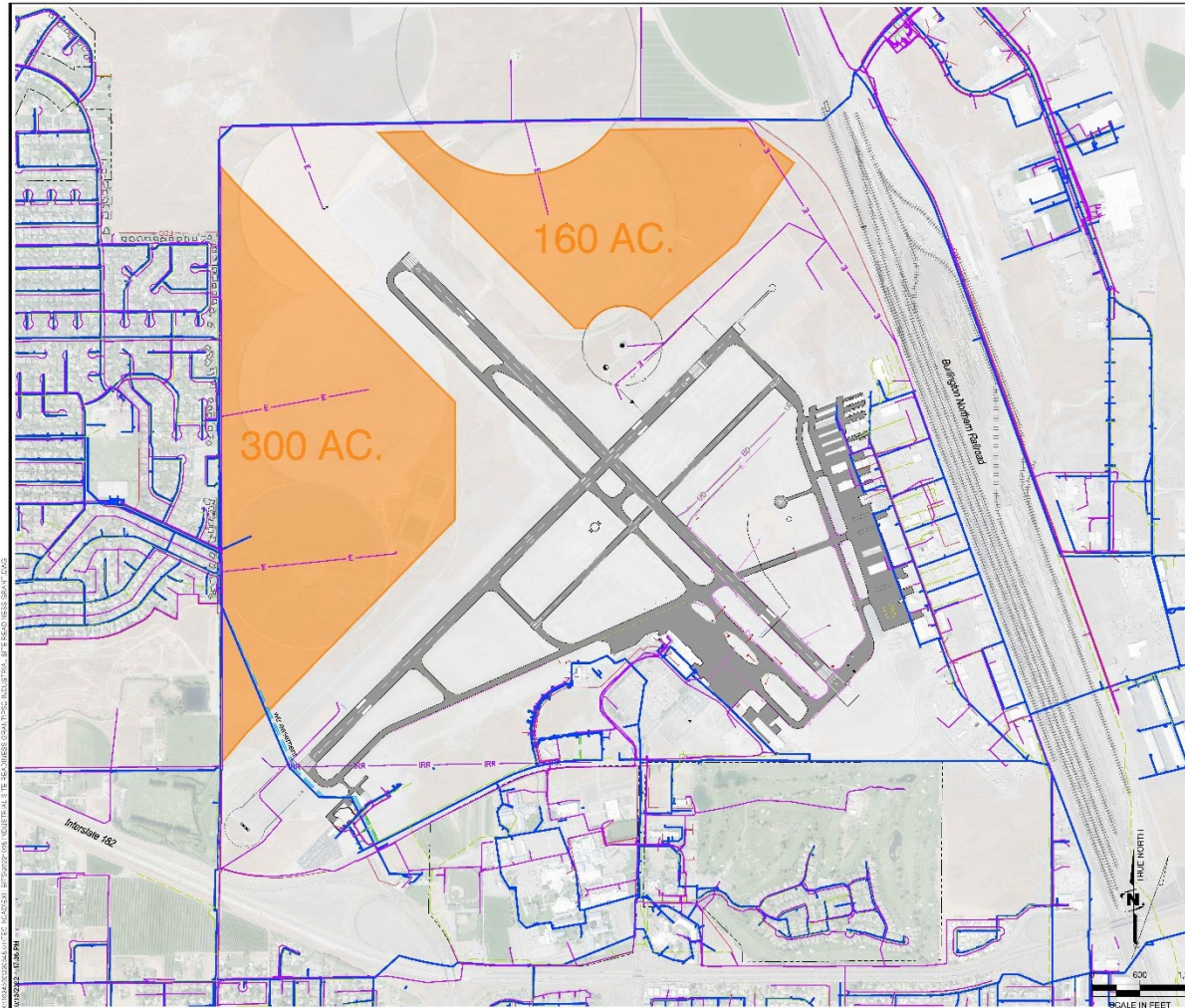
# Partnerships = Success

- Site Selection began in August 2020
- 44 locations in 3 states
- **Darigold Infrastructure Criteria:**
  - 14 MW of Competitive, Affordable Power
  - 1,500,000 Gallons of Wastewater Daily
  - 700,000 Gallons Municipal Water Daily
  - High Volume Natural Gas
  - Truck and Rail Access
- **Our Partners**
  - TRIDEC – Site Selection Support and Project Incentive Funding
  - City of Pasco – Sanitary Sewer System Expansion
  - City of Pasco – PWRP Expansion/RNG capture
  - City of Pasco – New 3 Million Gallon Standpipe (fire flow)
  - Franklin County – Rebuild Railroad Ave./Vineyard Intersection
  - Franklin County – .09 Economic Development Fund Grants
  - Cascade Natural Gas – Relocate High Pressure Line
  - Franklin PUD – New Substation/New Underground Feed
  - Washington State Legislature - \$7,500,000 Funding
  - Federal - \$3.6 million Congressionally Directed Spending



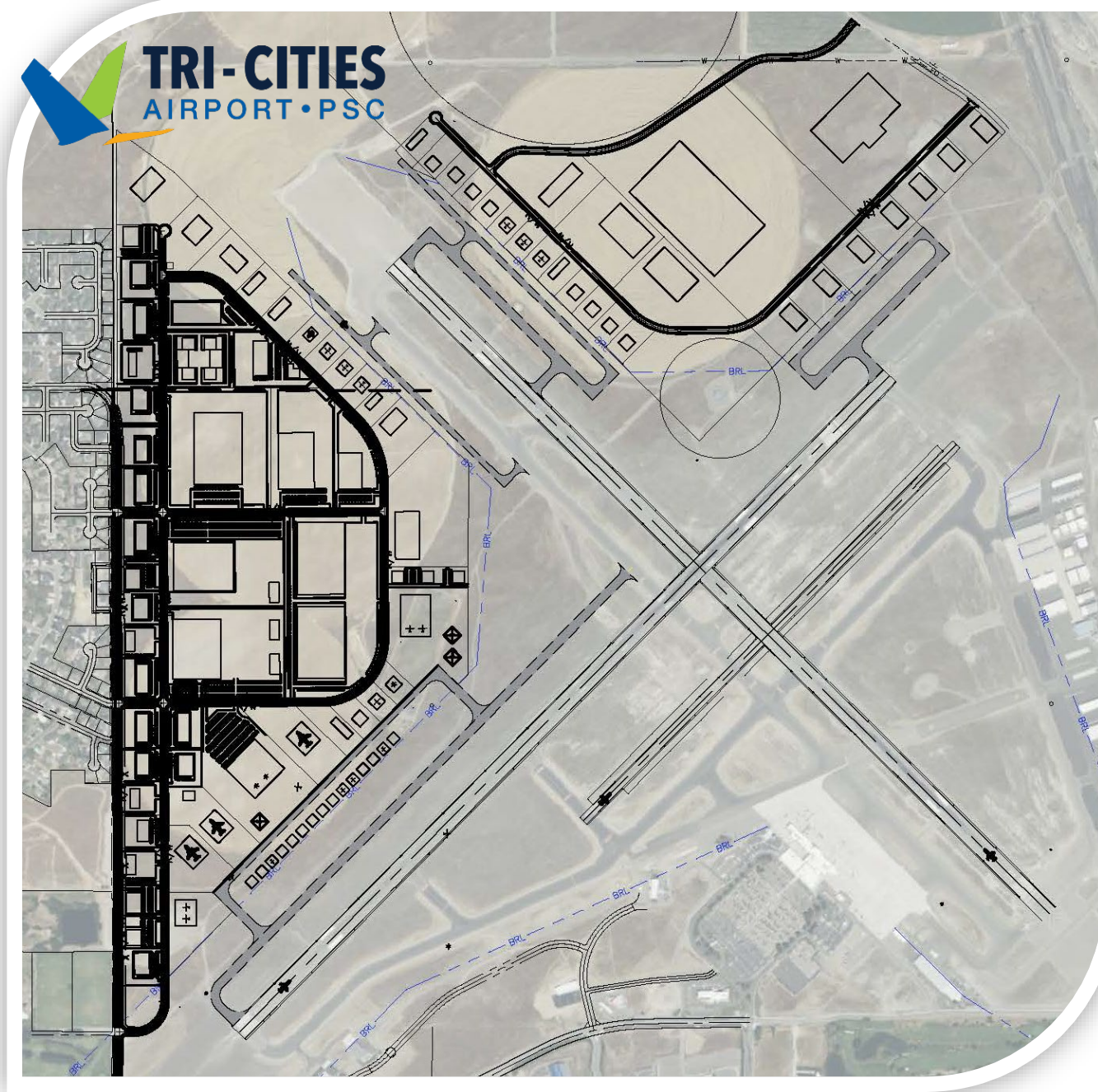
# Tri-Cities Airport – PSC

## Aerospace Innovation & Manufacturing Center



1. Goal: Attract Aerospace Industry to Tri-Cities Airport. *(emphasis on modern/future technologies).*
2. Awarded \$416,000 WA Dept. Commerce Industrial Site Readiness Grant.
3. J-U-B Engineers selected to prepare Engineering Master Plan by June 30.





# New jobs, New Skills

- Research & Development
- Advanced Manufacturing
- Additive Manufacturing
- Autonomous Flight Systems
- Supply Chain Manufacturing



# Tri Cities Airport Business Center Road & Taxiway Improvement Project



- Established in 2000
- 68 total lots on 70 acres
- 22 Aviation lots with access to taxiway
- 46 Non-Aviation lots
- 8 Current tenants/2 new projects
- Minimum design standards



# Reser's



- Reser's Plans New 250,000 sf. Facility South of Foster Wells
- \$100M+ Investment and 300 New Jobs
- Construction Underway, Opening Sept. 2022
- Port worked with Reser's to purchase the ground





# PIC-395



- Port Purchased 55 Acres for Pasco Industrial Center Hwy 395 – PIC395 in July 2021
- Purchased from Cox Family for \$4.4M
- \$1 million natural gas line relocation project completed January 2023



# PIC-395 Transactions



12 Acres – SOLD  
(UPS delivery facility)

17 Acres – Under Contract  
(Freight Shipping Hub)

25 Acres – Under Contract  
(Shipping/Receiving)



# Osprey Pointe

## CONCEPTUAL MASTER PLAN



# Keeping It Going

- Workforce
- Affordable Housing
- Regional Power/Dams
- Wastewater
- UGA Expansion



# THANK YOU!



## PORT<sup>OF</sup> PASCO

CONNECTING HERE WITH THERE

**STEPHEN MCFADDEN**

Director of Economic  
Development & Marketing

Port of Pasco

509-547-3378

[www.portofpasco.org](http://www.portofpasco.org)



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**Diahann Howard**  
Executive Director



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# PORT OF BENTON

Benton City

Paterson

Prosser

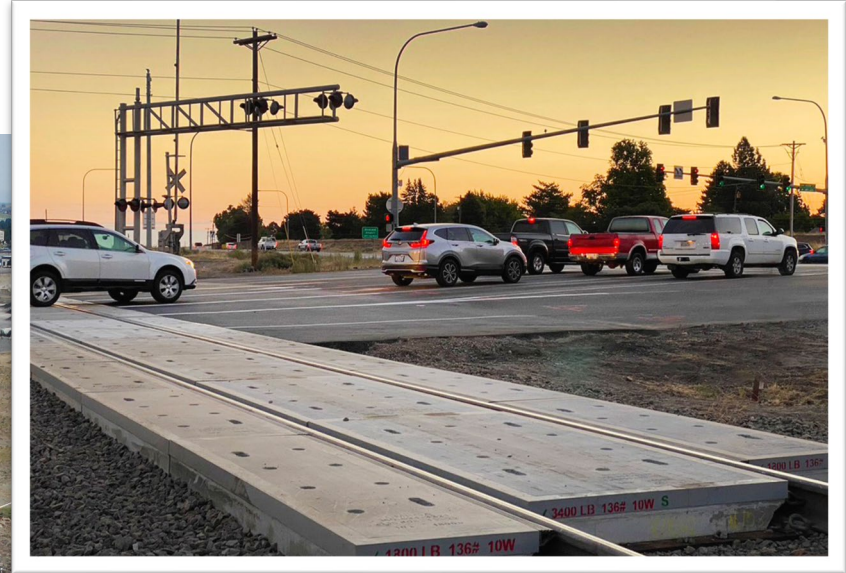
Richland





# Rail Activities

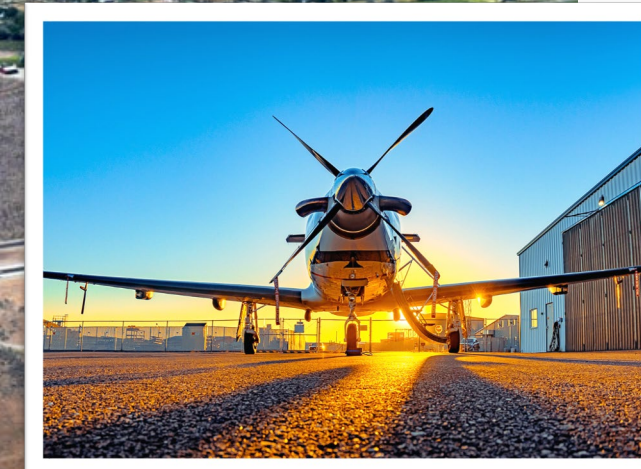
TRANSPORTATION





# Richland & Prosser Airport & Business Parks

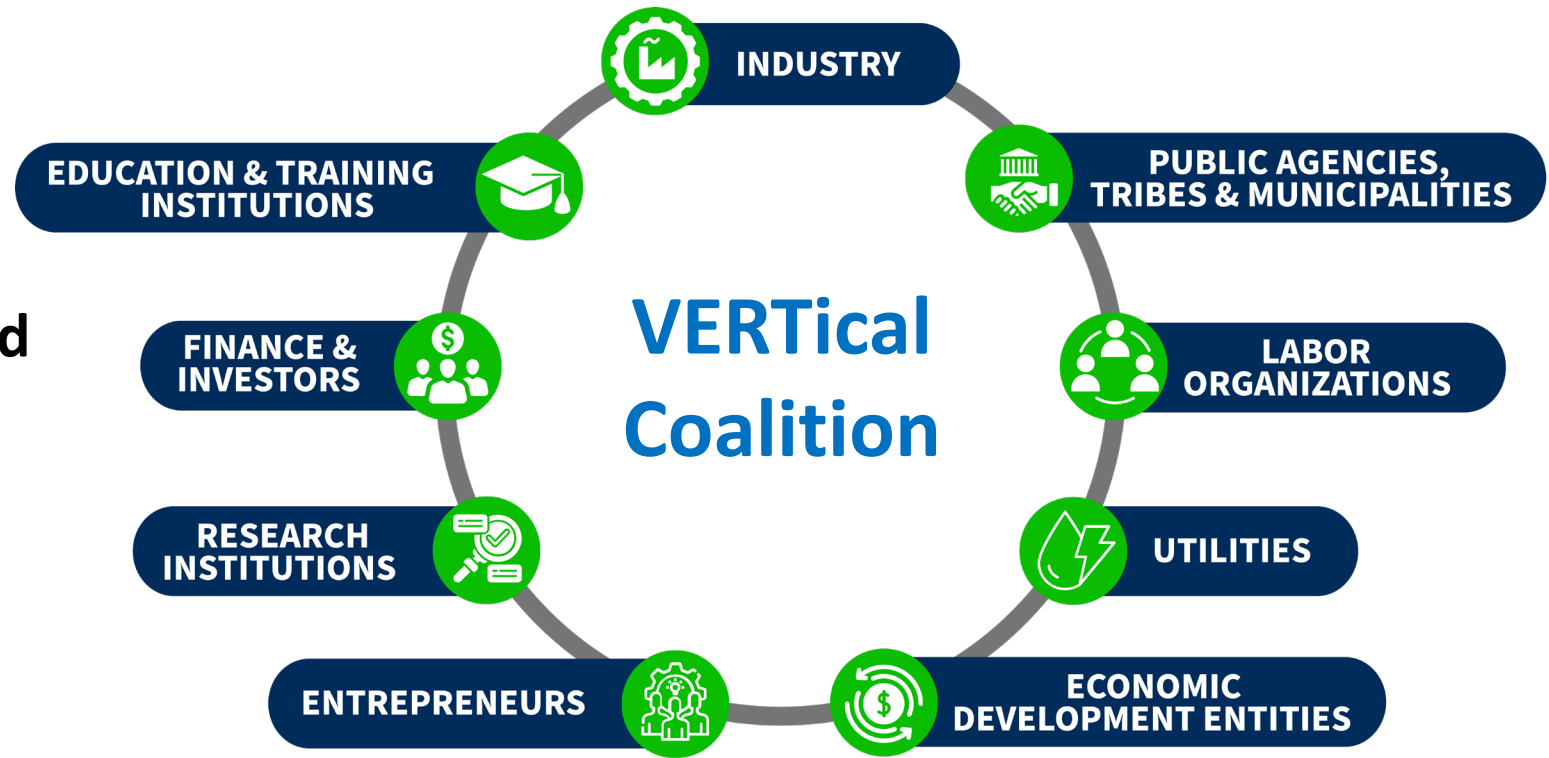
TRANSPORTATION





# VERTical

Accelerating the  
Transition to Advanced  
Clean Energy  
Technologies



## VERTical Priorities



Facilitate next-generation nuclear energy reactor demonstration and deployment projects.



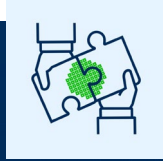
Establish the first industry-led domestic Clean Energy Supplier Alliance to build a supply chain for next-generation nuclear and advanced clean energy systems.



Ensure the readiness of the industry's future clean energy skilled trades and professional workforce to create a talent pipeline.



# VERTical Project Teams



Facilitate Next-Generation  
Reactor Demonstration &  
Deployment Projects



Grow the Advanced  
Clean Energy Market



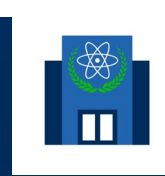
Attract Capital for  
Advanced Nuclear



Coordinate Grant  
Partners to Leverage  
State & Federal Funds



Educate and Advocate  
for Advanced Nuclear  
Energy



Establish a  
Northwest Nuclear  
Quality Management  
Center of Excellence



Ready Advanced Nuclear  
Energy Suppliers



Train the Advanced  
Nuclear Skilled Trades &  
Professional Workforce



Accelerate Advanced  
Manufacturing to  
Onshore and Secure  
the Supply Chain



TOURISM AND RECREATION

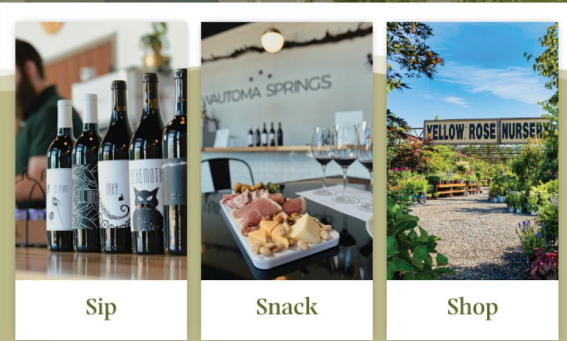
# Vintners Village



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# Thank You!



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# CELEBRATING ECONOMIC DEVELOPMENT WEEK



Featuring:  
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2023  
Economic  
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May 8-12

FRIDAY, MAY 12 | 9:00AM-10:30AM

