

Kennewick Waterfront & Vista Field Redevelopment

July 12, 2018

ALSC



What's happening?

Why should I care?

COLUMBIA DRIVE

WHY?

**Address Community's
disconnection to our
waterfront**

Utilize existing infrastructure

**Bring New Economic Activity to
an overlooked part of the
Community**

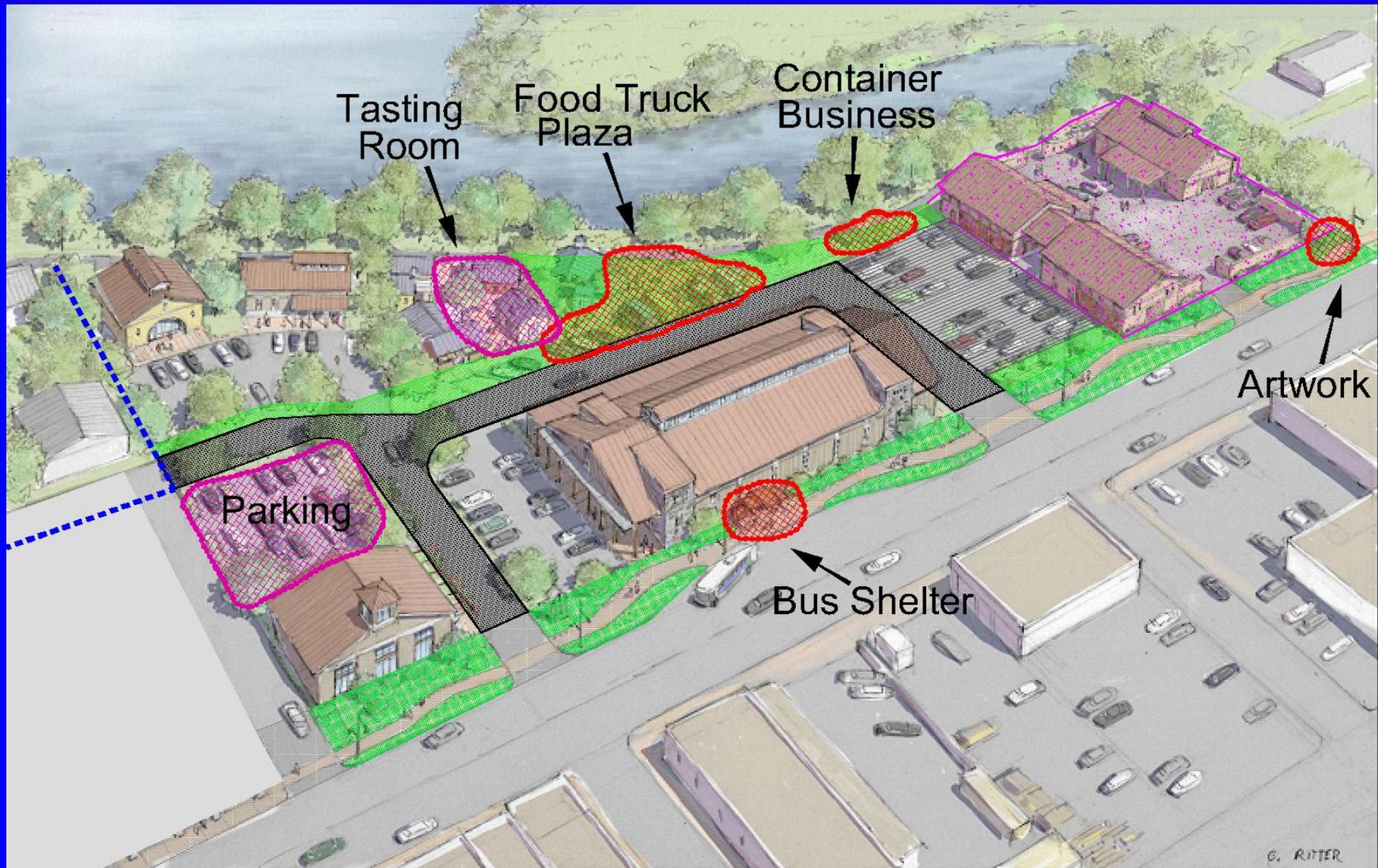
Columbia Gardens Phase #1



Columbia Gardens – Phase #1A



Columbia Gardens –Phase #2A & 2B



VISTA FIELD

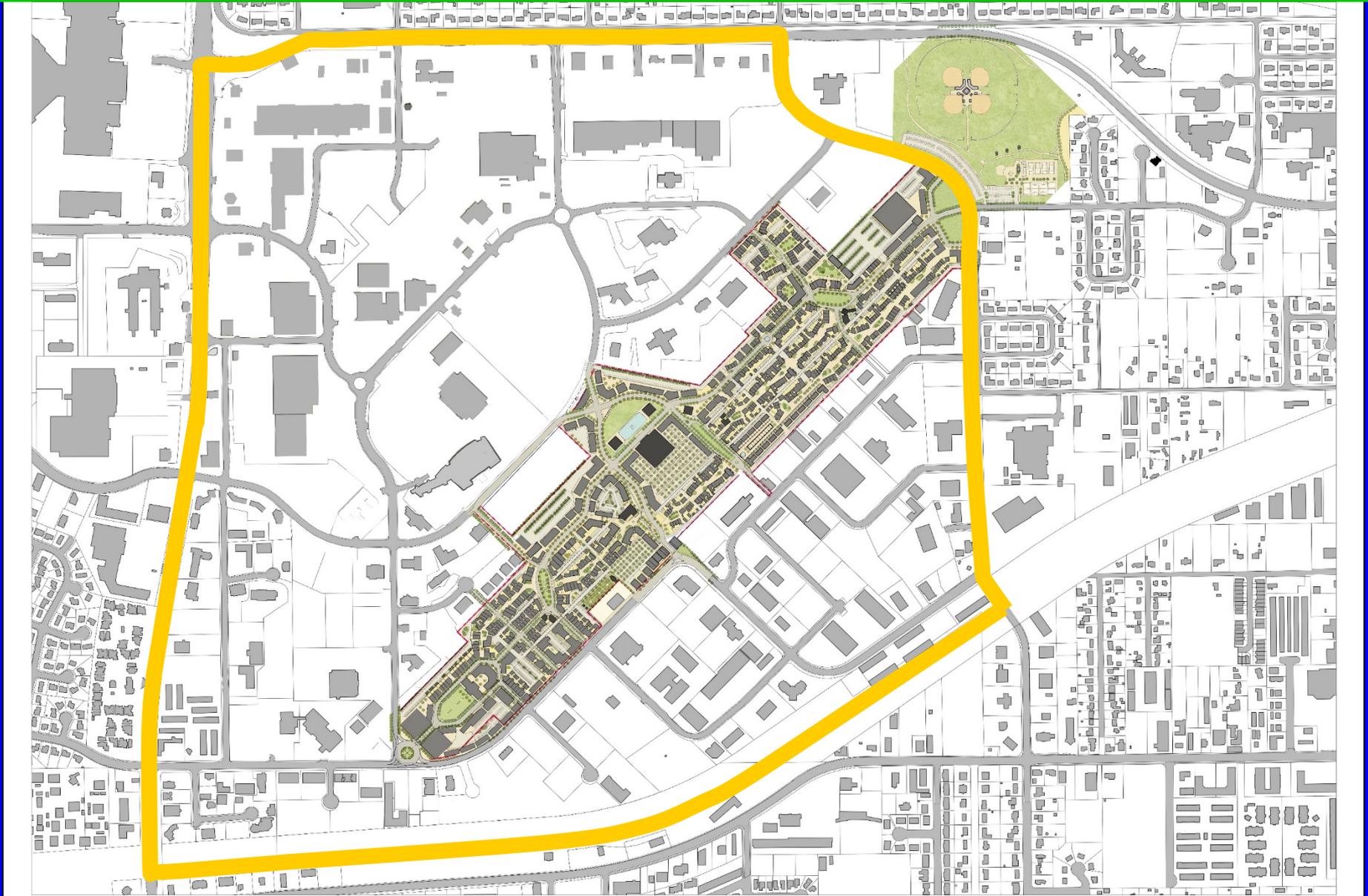
WHY?

**Address Community's identified
lack of a central core**

Utilize existing infrastructure

**Bring New & Economically
viable development
opportunity to the Community**

VISTA FIELD - Vicinity



Scale of VISTA FIELD area compared to Downtown SEATTLE



Place Making

- **A community where residents can walk from home to work, shop, recreate and learn within their neighborhood**
- **A compact, walkable and bike-able network of streets, lanes and paths**
- **Public places for parks, plazas, community gathering, festivals, markets**
- **A community for all ages: children, youths, young professionals, families, and seniors...lifelong community**



Before (top) and after (bottom): A "road diet" for a street that includes narrowing lanes, adding on-street parking, bringing buildings and activities to the edge, and providing spaces for pedestrians. Photo: City of Overland Park, Kansas

Narrow Street Rationale

| SPEED (MPH) | STOPPING DISTANCE (FT)* | CRASH RISK (%)† | FATALITY RISK (%)† |
|-------------|-------------------------|-----------------|--------------------|
| 10–15 | 25 | 5 | 2 |
| 20–25 | 40 | 15 | 5 |
| 30–35 | 75 | 55 | 45 |
| 40+ | 118 | 90 | 85 |

* Stopping Distance includes perception, reaction, and braking times.

† Source: Traditional Neighborhood Development: Street Design Guidelines (1999), ITE Transportation Planning Council Committee 5P-8.

CRUCIAL design feature of the plan...

“Slow Speeds, Narrow Streets”

Conceptual Drawing Phase #1 Improvements

WHAT

Overview of Phase #1
**Port funded
improvements**

LOCATION

Elevation 500ft above
UPS warehouse

VIEW

Looking downward
towards Northwest from
Deschutes to Grandridge
Blvd.



Conceptual Drawing Phase #1 Improvements

WHAT

Overview of Phase #1
Buildout

LOCATION

Elevation 500ft above
UPS warehouse

VIEW

Looking downward
towards Northwest from
Deschutes to Grandridge
Blvd.



Conceptual Drawing Phase #1 Improvements

WHAT

*Core of Vista Field site,
Future Public Park &
Vista Arts Center (VAC)*

LOCATION

*Elevation 300ft above
Grandridge Blvd.
realignment*

VIEW

*Looking southeast
across park, pond
towards VAC*



Conceptual Drawing Phase #1 Improvements

WHAT

*Commercial
Oriented Woonerf*

LOCATION

*West of main Road &
Water Feature; North of
Corporate Hangars*

VIEW

*Looking west from Road
across Water Feature*



Conceptual Drawing Phase #1 Improvements

April 19, 2018

WHAT

*Residential
Oriented Woonerf*

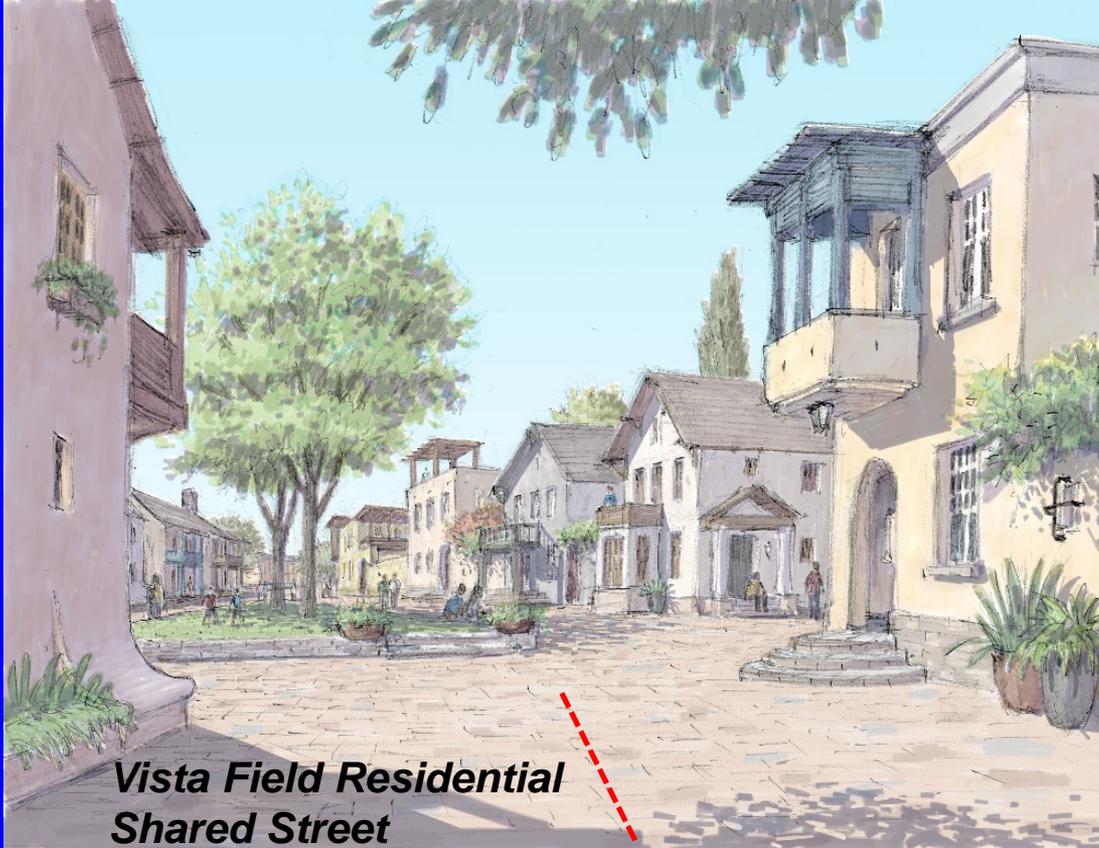
LOCATION

*East of main Road &
Water Feature; North of
UPS site, South of VAC
site*

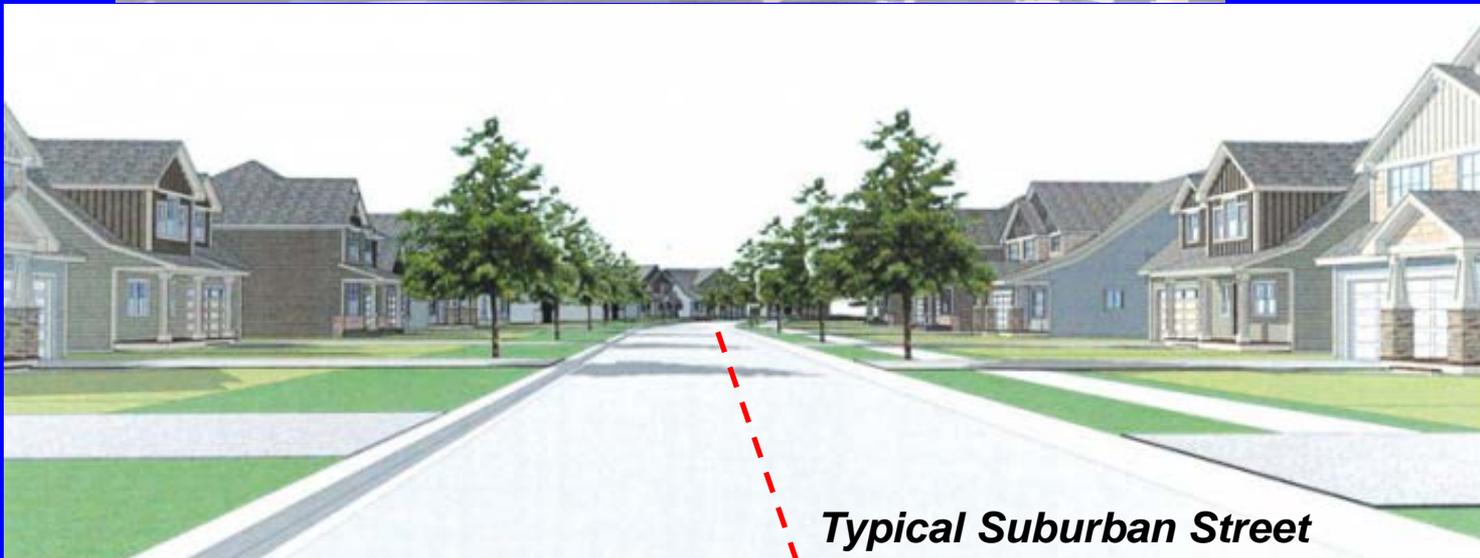
VIEW

*Looking west down
Woonerf towards main
Road*

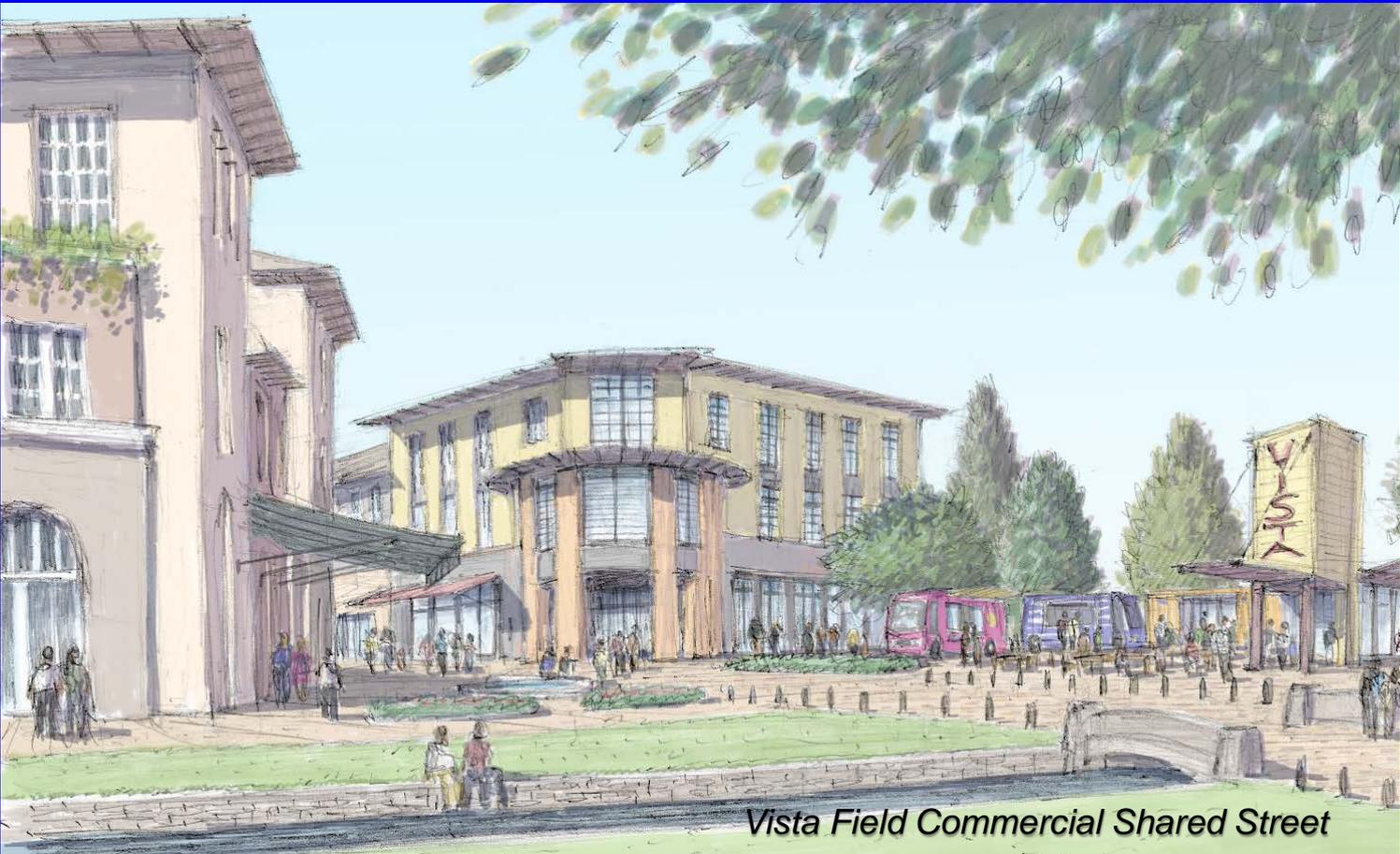




***Vista Field Residential
Shared Street***



Typical Suburban Street



Vista Field Commercial Shared Street



Typical Strip Mall Development



Thank You

Larry Peterson, Planning & Development Director Port of Kennewick