

Comments received at the [Vista Field@PortofKennewick.org](mailto:VistaField@PortofKennewick.org) email address
Emails received April 1, 2014 thru June 9, 2015

From: Shelley Ellis [<mailto:sellis@3riverscampus.com>]

Sent: Friday, May 29, 2015 3:49 PM

To: Vista Field

Cc: Larry Peterson; Skip Novakovich; Don Barnes; Thomas Moak; Tim Arntzen; Barbara Johnson; Calvin Dudney; Calvin Dudney (cedudney@gmail.com); John Givens (givensjk@owt.com); John Givens (john.givens@homestreet.com); John Neill (jneill48@gmail.com); Kathy Blasdel; Kathy Blasdel (kathy@kiskafarms.com); KPFD Audit Account

Subject: Vista Field Redevelopment Comments

Hello,

Please find attached a letter from the Kennewick Public Facilities District Board.

Thank you,

Shelley

Shelley Ellis

Associate Director

Three Rivers Convention Center
Toyota Center and Toyota Arena

sellis@3riverscampus.com

Phone: 509-737-3702

Fax: 509-735-9431

Visit Us at: www.threeriversconventioncenter.com

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PUBLIC FACILITIES DISTRICT

Kennewick, Washington

May 29, 2015

Mr. Larry Peterson
Director of Planning & Development
Port of Kennewick
350 Clover Island Drive, Suite 200
Kennewick WA 99336

Dear Mr. Peterson:

On behalf of the Kennewick Public Facilities Board of Directors I would like to thank you for the opportunity to meet and discuss the exciting possibilities of Vista Field and the Three Rivers Campus at our joint meeting on April 7, 2015. This joint meeting was the first step of many collaborative efforts we will need to undertake to make the vision of the Three Rivers Campus and Vista Field a reality for the community.

The Kennewick Public Facilities District is committed to working with you to ensure our plans are compatible and we present our joint visions cohesively to the public as the phases move forward. Your commissioner's cooperative spirit and willness to remove the alleyway from proposed plans has helped move both projects forward on the proper footings. The expansion of the Three Rivers Convention Center to include a theater, exhibit hall and the expansion of the Toyota Center is paramount to continue to drive economic activity to the entire Tri-Cities region and retain a number of current conventions which are outgrowing our current facilities and we are at risk of to lose.

We are also committed to have Rustin Hall of ALSC Architects collaborate with DPZ to ensure all areas of interest are considered and planned accordingly. We are supportive of the new urbanism concepts brought forth by the staff of DPZ and the Port of Kennewick and we continue to work with ALSC to change the design of our facility to work within the design parameters presented. In order to best engage Vista Field we are working to turn our facility to face Vista Field in a manner that provides a new and attractive entrance to the facility facing Vista Field. We would like to remain involved in discussions as the design and planning stages continue and infrastructure begins to take shape.

The area represented by the Port of Kennewick, City of Kennewick and the Kennewick Public Facilities District is positioned to be one of the largest civic projects our region has undertaken and will forever change the entire look and feel of our community. It is our hope that we are able to present to the public every phase of our projects as a joint effort and build off of each other's successes to see both projects become successful for decades to come. As the Kennewick Public Facilities District plans expansions of the Three Rivers Campus it is our desire to work together to have this be the first phase of the Vista Field master plan to the public.

We are looking forward to a continued and long lasting relationship.

Sincerely,



Barbara Johnson
President, Kennewick Public Facilities District

cc:
Tim Arntzen, Executive Director
Don Barnes, President
Skip Novakovich, Vice President
Thomas Moak, Secretary

From: Boyce Burdick [<mailto:burdick2@owt.com>]
Sent: Friday, May 29, 2015 9:31 AM
To: 'Charles Eaton'; Vista Field
Subject: RE: Above-ground infrastructure

I'd like to supplement Chuck Eaton's comments about community wide Wi-Fi.

There is a local internet service provider, One World Telecommunications, right across from Vista Field and Deschutes Avenue at 415 N. Quay, Building B.

I recommend that this local business be given preference in providing wired internet service to Vista Field.

Boyce Burdick

Sent from VOSTRO 2510

From: Charles Eaton [<mailto:chaneaton@gmail.com>]
Sent: Saturday, May 16, 2015 09:58

To: VistaField@PortofKennewick.org

Subject: Fwd: Above-ground infrastructure

The Charrette Report does not discuss fiber optic cable and community wide Wi-Fi as part of the basic infrastructure which would make the community attractive to businesses and residents, but it and the Master Plan should.

C.E.

----- Forwarded message -----

From: Charles Eaton <chaneaton@gmail.com>

Date: Sat, May 16, 2015 at 9:50 AM

Subject: Above-ground infrastructure

To: Charles Eaton <chaneaton@gmail.com>

I understand at least some of the issues which would have to be negotiated with multiple entities if Vista Field Redevelopment were to have above-ground electrical and fiber optic cable as built-in services to businesses and residents. I request that at least preliminary estimates of possible savings be included in the final charrette report, and that there be a more extensive analysis in the Master plan.

The issue is not getting an exception from existing standards in Kennewick. The examples below are in Kennewick, not Ellensburg. The issue is to allow existing standards to apply to new construction in Vista Field.

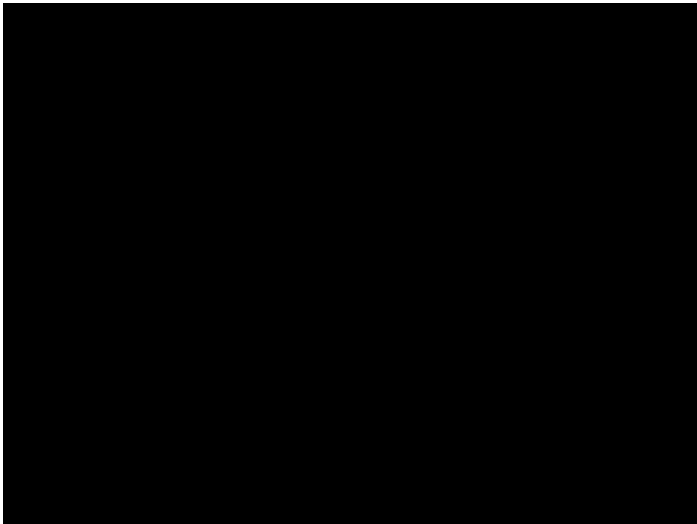
The following examples are in the alleys behind the Farmer's Exchange in Kennewick, going toward N. Cascade;



The overhead lines and transformers then take a jog across N. Cascade.



The building it passes, 15 N. Cascade, has the function, if not the appearance of those proposed for Vista Field; business downstairs, owners residence upstairs.



Thank you for your attention to these issuws,

Chuck Eaton

From: Charles Eaton [<mailto:chaneaton@gmail.com>]

Sent: Tuesday, May 26, 2015 8:49 PM

To: Vista Field

Subject: Vista Pioneers

Some of us who participated in the Vista Field planning process hoped there would be a place in the committee structure of the VVTF to explore the opportunities and issues having to do with the needs and

resources of potential early adopters; the empty- nesters, the millennials, the entrepreneurs, the arts-related and other small businesses who are interested in living and locating at Vista Field early, and being a part of that critical mass that attracts growth and development to Vista Field. The proposed committee structure of the VVTF was abandoned, so conversations among potential early adopters have happened on an *ad hoc* basis. We have even informally adopted a name: the Vista Pioneers.

We realize that the Port's focus has to be on issues like inter-governmental relations, infrastructure development, funding, etc., and not on issues of community development at this time. However, there is a lot of community development experience out there, much of it from redevelopment of downtown urban areas, but some of it from new development of walkable communities. We would be wise to learn from the successes and avoid repeating the mistakes of others.

To that end, the Vista Pioneers will continue our *ad hoc* conversations, organize to the extent needed to facilitate communication, and continue to talk with the Port of Kennewick as planning proceeds. We would particularly want to be involved when it is time to develop criteria for selection of developers. It will be critical that developers see that working with potential customers to create a win-win situation is the way to go, rather than to try to market a pre-conceived product which ignores the market that is already there.

It is also important to identify resources and services that need to be ready for the pioneering individuals, families, businesses and organizations at the time they move in, making the move possible. As down-sizing empty-nesters, we are concerned about organizing services for old folks, i.e.: Aging in Place, (see: <http://aginginplace.com>), the Village Concept, (see: <http://www.vtvnetwork.org>), and the availability of home health care, see: (<http://thenewpress.com/books/age-of-dignity>). I will let the entrepreneurs, the businesses and others speak about amenities like fiber-optic cable as a preinstalled utility, community-wide free Wi-Fi, etc. and other services they need.

Thank you for your consideration of these matters,

Chuck Eaton

From: Kirk Williamson [<mailto:kfwsports@gmail.com>]

Sent: Monday, May 25, 2015 10:17 PM

To: Vista Field; Larry Peterson; Tim Arntzen

Subject: Vista Vision Task Force recommendations

Port of Kennewick Commissioners and Staff,

Thank you for the opportunity to participate as a member of the Vista Vision Task Force. I regret that I am unable to attend your May 26 meeting to thank you in person. The very public process you engaged to guide the development of the Port's Vista Field property was without doubt the most difficult of the options before you--but it was the right one.

The Task Force was asked to review and vote on 5 recommendations which should guide the future development of Vista. I would emphasize the word "should" as opposed to "could" since the task force discussed this very point at its last meeting. In my mind, we were intentionally clear that:

1- The Vista Field area should become the urban center of the Tri-Cities as proposed in the Draft Charrette Report.

2- Vista should be redeveloped using the concepts of "new urbanism" with mixed land uses, walkability, and smaller streets.

3- We embraced the Lean concepts of simplified planning and regulatory requirements and building infrastructure in financially manageable segments.

4- We said clearly that the Port of Kennewick "should remain as the master developer of Vista Field and should seek opportunities for partnership as appropriate facilitate development."

5- The Port and City of Kennewick should enter into a formal, written agreement creating the framework through which the Vista Field area can achieve the potential surfaced through the Charrette report.

Again, thank you for making this once-in-a-lifetime opportunity available to the citizens of the Port District, the citizens it serves, and to the entire region.

Sincerely,

Kirk Williamson
527 N Reed Street
Kennewick

From: Bob Tory [<mailto:btory@amshockey.com>]
Sent: Wednesday, May 20, 2015 12:01 PM
To: Vista Field
Cc: Dennis Loman; Stu Barnes; Olaf Kolzig; Ron Robison
Subject: Arena

Please make sure that talk and/or discussion about a new arena is included in the plans for the Vista Field redevelopment. There should be some possible sites allocated as this could be the anchor for this development.

Sincerely,

Bob Tory

Governor/General Manager
Tri-City Americans Hockey Club

From: Charles Eaton [<mailto:chaneaton@gmail.com>]
Sent: Monday, May 18, 2015 10:20 AM
To: Vista Field
Cc: Charles Eaton; Dennis Cresswell; Ellen Tomaszewski; Linda J Pasch; Pam Bykonen; Paul Anguiano; H Steven Wiley
Subject: Response to DRAFT VISTA FIELD CHARRETTE REPORT From the Arts Foundation of the Mid-Columbia (AFMC)

Response to DRAFT VISTA FIELD CHARRETTE REPORT

From the Arts Foundation of the Mid-Columbia (AFMC)

Support for the Vista Field Draft Charrette Report

Consistent with our mission "to Enrich Community through Art" the Arts Foundation of the Mid-Columbia (AFMC) strongly supports the general themes of the Report including:

- Stage One Center for all the Arts, including graphic, plastic, literary and performing arts. We have partnered with the Arts Center Task Force, whose mission is to build performing arts facilities, in their efforts to develop the pre-conceptual design for "Stage One";
- Walkable, urban town center for the Tri-Cities anchored by facilities for the Arts;
- Housing, small businesses, restaurants, wineries and breweries;
- Move the "Stage One Center for the Arts" site northeast from the site designated in the Report.

Current Use at Vista Field

The Report does not address the issue of what activities will happen at Vista Field between now and the time construction begins.

AFMC Proposal

We propose an agreement between the Port of Kennewick and AFMC for a lease of the FBO building at nominal cost. Offices in the building would serve as a host for a consortium or collective of diverse artists and arts organizations as well as office space for AFMC business. AFMC would develop resources and capacity to host events, displays, workshops and performances in the Vista Field building.

In this building, AFMC would:

- Provide a fiscal and institutional structure in an incubator model for both artists and audiences, a kind of "Stage Zero", to generate the activity that will begin to attract people to enjoy the Arts at Vista Field before the community and its anchor facilities are ready to be built;
- Host arts-oriented activities and events such as: display of graphic arts, literary readings and workshops; musical and theatrical performances; demonstrations of sculptural techniques in different media; and more.

Precedent

There is precedent for this kind of facility and activity. Sand Point Arts and Cultural Exchange (SPACE), in Seattle (<http://www.spaceatmagnuson.org>) SPACE funds, facilitates and promotes arts and cultural uses of Warren G. Magnuson Park for the public, serving diverse audiences and forging regional collaborations. Their facilities are larger and more elaborate than those of the FBO building. They have been renovated, but are amazingly similar, as are the ongoing activities in those spaces, which include a hangar, meeting and conference rooms, studios and offices. To find out more, visit http://www.seattle.gov/parks/magnuson/docs/indoor_rental_brochure.pdf

Summary

We believe that by creating activity and excitement on location at Vista Field in the time before the Stage One facility is ready, we will build the expectations and enthusiasm to support Stage One when it becomes a reality. In addition to those well-established arts organizations which will find their home at Stage One, events and activities from the FBO building may move to and continue at Stage One. The Foundation may provide the precedent for arts organizations to have their offices at Vista Field, as it becomes the Center for the Arts in the region.

Thank you for your time.

Sincerely,

Ellen Tomaszewski

Chair,

Arts Foundation of the Mid-Columbia

From: H Steven Wiley [<mailto:hswiley@me.com>]

Sent: Sunday, May 17, 2015 6:08 PM

To: Vista Field

Cc: John Deichman; Kathryn Lang; Justin Raffa; Reginald Unterseher

Subject: Feedback to draft Vista Field Charrette report

Attached you will find the response of the Arts Center Task Force to the draft Vista Field Report. We found the draft report a very compelling document, but would like to suggest small alterations to some specific aspects of the report that we feel are not optimal for the overall vision. We hope our suggested changes are incorporated into the final report.

We will sent a printed version of our feedback to the Port of Kennewick together with a cover letter affirming our interest in working together with the Port to help make the compelling vision of the Vista Field report a reality.

Thank you for the opportunity to provide feedback.

Steven Wiley

Chairman

Arts Center Task Force

COMMENTS TO VISTA FIELD CHARRETTE REPORT

DRAFT * FEBRUARY 6, 2015

Prepared by the Arts Center Task Force – May 10, 2015

The Arts Center Task Force purposes to construct and operate a multi-purpose facility for both DISPLAY ARTS and a MID-SIZED PERFORMING ARTS THEATER with 800 seats, and later, a 2,000 seat PERFORMING ARTS CENTER capable of bringing large travelling performances to the Mid-Columbia in a theater with full stage capabilities and outstanding acoustics, currently unavailable in this region. We strongly agree that as outlined in the draft report, the proposed Vista Field development is an ideal location for these facilities. In turn, they can become the anchor for a new arts and entertainment district in the TriCities.

The Arts Center Task Force has 3 general comments about the draft and several specific suggestions for modifying the draft report.

COMMENT 1: Features and Functions of an initial performing arts center

To better engage the entire arts and entertainment community in the Vista Field redevelopment project, we propose that the initial facility be a multi-purpose facility for both DISPLAY ARTS and a MID-SIZED PERFORMING ARTS THEATER with 800 seats. Because it will be a multi-purpose facility, we feel that it should be referred to as the *Vista Arts Center*, rather than “Stage One Performing Arts Center”. Of course, the name is subject to change, but we feel that initially having a name that is tightly associated with the Vista Field redevelopment project would be beneficial.

The drawing of the facility identified on pg 32 as the “Stage One” Performing Arts Center is much too small to be financially viable. Our research indicates that small facilities (e.g. several hundred seats) cannot attract sufficient audiences to be financially supportable by the use of either local or touring groups. Traditionally, such small facilities are almost always used as venues for educational or small community groups, being financed and operated by city or county governments. Our intent is to privately finance and operate this facility, requiring it to have a size that will attract a sufficient audience size to be financially viable. Our studies suggest that the financial break-even size of the Vista Arts Center would be approximately 800 seats. The facility should be fully enclosed for all-weather use, which will increase its financial viability, and to improve its acoustic quality. The suggested size and configuration should still allow it to be designed and constructed in an accelerated time frame, but would provide facilities that would support a wide variety of performing arts including:

- Symphonic and chamber music
- Choral music (accompanied and a cappella)
- Jazz music (both large and small ensembles)
- Rock and other pop genres
- Dramatic theater
- Musical theater
- Comedies, both stand-up and theatrical

- Ballet, modern, jazz and contemporary dance
- Public lectures, both for education and entertainment
- Multi-media events and collaborations (e.g. dance with live music)

We anticipate that display Art will be housed in a multi-purpose, ~4800 square foot room with an adjacent patio. It will contain both indoor and outdoors art displays, artists' demonstration and education space, and support for sales. We anticipate that multiple areas will be equipped with utilities for fabrication and demonstration. Utilities should include: electrical, water, compressed air, air exhaust, and natural gas for heating and fabrication, allowing artists to use their own equipment.

Some of the display arts that have been suggested for this multi-purpose area include:

- Paintings of all types and configurations
- Glass Blowing
- Sculpturing
- Wood Carving
- Stone Carving
- Digital Art Work
- Fiber Arts
- Metal, Iron Forming, Welding Arts
- Jewelry Fabrication
- Paper Construction and Arts
- Ceramics

The facility will have the ability to provide space for catered meals. Wine, beverages, and snacks should be available from locations in the lobby and multi-purpose rooms. Valet parking and tram transport from distant parking areas should be available. A large lobby could be used for various events such as dinners, weddings, celebrations, etc.

COMMENT 2: Location Change

In the Draft Report, the location of the *Vista Arts Center* facility is situated on top of the current Air Port Management Building on Port Property. We would strongly suggest moving the site to the location identified on pg 18 as being sector 3, "Band A". The reasons include the following:

- The location of the Center suggested in the report is on top of the old Air Port Management building that could be easily repurposed for arts or other activities. Tearing down an existing structure that still has a useful life would seem to violate the spirit of the report.
- The Air Port Management building could also be preserved for historical reasons. The control center could be resurrected and be put on display. Taking a page for Evergreen Aviation in McMinnville, Oregon, a small, historical airplane, which used the airport in its early days, could be perched on top of the roof to be seen from distant viewpoints.
- The building has usefulness during the early stages of Vista Field redevelopment and could be a site for small-scale performing arts or serve as offices for arts organizations.
- The suggested new location for the *Vista Arts Center* facility is closer to the planned restaurant businesses and other shopping areas.
- The new location is adjacent to a large parking lot.

- The new location is closer to the Convention Center, improving its ability to be rented by third parties, thus improving its financial viability.

COMMENT 3: Facility Footprint

To determine the approximate size of the total building footprint for a facility with 800 seats, a pre-conceptual study was done and rough sizing of room needs provided an approximate footprint of 340 feet wide and 350 feet deep, not including landscaping, or driveways, or parking, or sidewalks, or grass areas, etc. We still anticipate utilizing two airport hangars in its construction to both reduce costs and create a style consistent with the Draft Report.

Recommended specific changes to the Draft Report

Page 18-19: The indicated locations for “night life”, “Regional Destinations” and the “Cultural Anchor” is specified to be strongly associated in sectors 1 and 4, but only weakly associated with sector 3. The best location for the proposed Vista Arts Center is in sector 3, identified on pg 18 as located in “Band A”. Our suggested location for the Vista Arts Center is closer to the convention center, which would improve its ability to be rented out, thus improving its financial viability. We suggest that the preliminary report be modified to indicate that Band A and Sector 3 be strongly associated with elements 3, 9 and 17.

Page 29: the indicated location of the Vista Arts Center should be moved to sector 3.

Page 50: The location of the proposed large, Mid-Columbia Performing Arts Center shows a large parking lot directly to the left. It appears that the parking lot site is being developed by its current owners and might be unavailable for that purpose. We suggest moving the proposed large PAC to sector 9.

Pages 75-77: The architectural concept drawings of the “Stage One” Performing Arts Center should be redrawn to illustrate a larger, enclosed multi-purpose facility with an adequate footprint (~340 x 350’, as described above). The name of the facility should be changed to “Vista Arts Center”.

Page 86: the First Phase development should be focused on Sector 3 rather than Sector 2.



From: Erin Meneely [<mailto:emeneely@midcolumbialibraries.org>]

Sent: Thursday, April 16, 2015 12:01 PM

To: Larry Peterson; Thomas Moak

Subject: Vista Field - Art, Architecture, and Atmosphere

Larry,

Thank you for meeting with Leadership Tri-Cities this week at Vista Field. You asked for input and comments to help create the community's vision for Vista Field, so here we go:

I applaud you for taking the time to gather input from the community and create a plan for this area of the city. I would love to see something that provides a big city atmosphere with lots of places to eat, drink, and be merry. Eclectic small shops, places for

art and culture, plus outdoor spaces to sit and relax and performance space sprinkled in the mix would be great as well. The inclusion of green space in the plans is also needed. Downtown Madison, Wisconsin does this really well with the “famed State Street pedestrian mall.” I’ve been there once and it was a very cool, interesting area, unlike anything I have seen in other cities. Here is a link to their Facebook page: https://www.facebook.com/DowntownMadison/info?tab=page_info.

I was happy to hear how the Port is looking to incorporate art into the vision for Vista Field. Below is an example of how a library in San Francisco blended art and architecture. I don’t have a photo of the building, but will try to get one.

<http://sfpl.org/index.php?pg=2000016001>

The new Bayview Branch Library opened on February 23, 2013. It was designed by THA Architecture of Portland Oregon, and Karin Payson A+D of San Francisco. The construction contractors were KCK Builders, a Bayview-based firm. The cost of the project was approximately \$13.5 million. The building was designed to meet Leadership in Energy and Environmental Design (LEED) Gold certification with such green features as a living roof and solar panels. Highlights of the new 9,000 square foot library include [public art by Ron Saunders](#). In addition, Bayview history and culture is depicted in glass art panels that are installed on the sides of the branch.



Glass art panel A



Glass art panel B



Glass art panel C

Erin Meneely

Operations Director

Mid-Columbia Libraries

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405 S. Dayton

Kennewick, WA 99336

(509) 737-6356

emeneely@midcolumbialibraries.org

www.midcolumbialibraries.org

From: Linda Bauer [<mailto:lindakaybauer@gmail.com>]

Sent: Sunday, April 19, 2015 1:50 PM

To: Vista Field

Subject: Ready, set, go!

Every time I drive past Vista Field I can envision what it will be, and I hope ground will be turned sooner rather than later. My husband and I were in most of Duany's charettes and left feeling quite optimistic about the future of this new town center.

I urge the Port to step out and get started on the first sector. The Stage 1 Performing Arts Center can't happen too soon! We attended the absolutely wonderful performance of Cats last night, in the not-so-absolutely wonderful Richland High auditorium. Our community artists deserve a venue worthy of their talents.

Coincident with this facility, we would like to see some new restaurants and cafes, and a start on one of the housing sectors. Enticing Trader Joe's would be a great coup as well.

I also urge you to consider the above ground utilities in the alleys, as Duany proposed. The Kennewick Arts Commission will have fun jazzing them up with creative artistic touches. Put in what is needed for today, and as growth occurs the utility additions can be done quickly and economically.

We remain excited about the future of Vista Field, as do many of our friends, so it is our hope this project doesn't lag and/or get mired down in bureaucratic red tape. Let's just do it!

Linda Bauer
28403 Clodfelter Rd
Kennewick

From: Ginger Wireman [<mailto:wirebaby17@gmail.com>]

Sent: Saturday, April 18, 2015 2:30 PM

To: Vista Field

Subject: Vista Comments

First off thanks to the Port staff and Commissioners for your stellar efforts at public engagement.

They are unprecedented in our region and I hope that will become the standard bearer by which all further public agencies act.

There are two issues/ideas put forth by DPZ through the charrette process that I want to support.

Alleys with above-ground power/communication infrastructure seem like a really great way to keep costs down.

Also figuring out 'pink zone' permitting seems like a good idea.

Keep the land! The more the Port can build and lease the better. Like the incubator projects near Clover Island, if businesses can start with low rent and gradually pay more or move off and build their own buildings, that will improve success rates.

The rental rate in many of the newer strips around the TCs, >\$20/sf is cost prohibitive for the majority of small businesses. Think how many cupcakes or greeting cards at \$2 each one would need to sell to pay rent that's \$1200/mo!

Lastly please consider donating the land for the performing arts center (and hangars if they choose to move forward with the stage one concept).

With the value of that donation it should be easier to raise funds, acquire grants, etc., to launch the project.

Because the city and port cooperated with the PFD at the last meeting and may work together on some issues, do not let it deter you from supporting a PROPER performing arts center. The Windermere "theater" is a stopgap measure and is still not good acoustically.

Further the stage is smaller than what performers are used to. A friend described watching nervously at Rock of Ages, worrying someone would mis-gauge a step and dance off the stage!

Thanks

Ginger Wireman
2435 Michael Ave.
Richland

Sent from Ginger's iPhone -
Call 509-528-9377

From: Cbrever@aol.com [mailto:Cbrever@aol.com]

Sent: Friday, March 27, 2015 9:20 AM

To: Vista Field

Subject: Vista Field

Fort Collins, CO is planning a complete redevelopment of their city center. The web site, <http://www.fcgov.com/planfortvcollins> might be a good source for ideas. Or google Fort Collins Redevelopment.

Carol Brever

cbrever@aol.com

From: Boyce Burdick [mailto:burdick2@owt.com]
Sent: Tuesday, March 24, 2015 4:12 PM
To: Vista Field
Subject: Vista Field Overhead Utilities

I was disheartened to hear at the March VVTF meeting that Kennewick city building codes would rule against overhead utilities.

Such a ruling can only lead to increased upfront costs in developing Vista Field.

As a prospective lot buyer I am against any decisions that lead to unnecessary increased development costs. As I heard at the November Charette, the PUD preferred above ground utilities in that they are less expensive and easier to maintain and to expand. Additionally, the high voltage supply lines would already be above ground.

There are also esthetically pleasing art deco designs from the 1920's for utility poles and equipment bridges:



In addition to the question of relative costs between underground and above ground utilities, there are two important related questions:

- 1) When are the costs to be paid? Are they all incurred at the beginning of the development or could they be spread over the 20 year time span of the Vista Field development?
- 2) Is one option more flexible and conducive to incremental implementation?

Perhaps this is one area where the concept of pink-tape zoning could be investigated.

Thank you,

Boyce Burdick
414 Snyder Street
Richland
(509)375-1715

From: Edwin Frost [mailto:efrosto@frontier.com]

Sent: Monday, March 23, 2015 9:27 PM

To: Vista Field

Subject: Charrette Report

I attended all sessions of the Charrette exercise including the Thursday meeting with city officials and participated in the pattern language exercise on Monday. My comments:

The consultants:

- The Port is to be commended for their use of Dr. Gary Black and Andres Duany and his DPZ team. These internationally acclaimed experts brought to the project refreshingly different perspectives and processes from those we are more accustomed to in our community.

The Process:

- The Port did an exemplary job at advertising and encouraging public participation in the charrette process. It was the most conscientious outreach I have seen in this community in 40 years.
- The interactive process of the charrette provided many opportunities for audience input and the consultants listened and incorporated the information - I witnessed several times in which plans were instantaneously modified as input was received.
- My only disappointment with the process was that parties that had considerable interest in this project, the City of Kennewick and the Public Facilities District, chose not to share their concerns with the plan in the open public process where their concerns could have been considered and addressed in the planning process but instead chose to air those concerns after the charrette process was completed.

The Charrette Plan:

- I enthusiastically support the overall concept that is contained in the Charrette Report. The end product of this process could finally provide us with a true community center. A community center that is unique, inviting and attractive.
- Concepts that I particularly liked include:
 - A transportation network that is pedestrian and bike oriented but is designed so that virtually all locations are accessible by car. The incorporation of a transit shuttle service will augment this emphasis on pedestrian and bike and provide an additional alternative to car transport.
 - The mixed-use and high density that are important and very positive features of the plan. They will create that unique, urban center that our community needs and incorporate some of the best features of new urbanism.
 - The incorporation of meandering and non-linear streets with design specifications that allow for automobile traffic without an auto-dominant design.

The Performing Arts Center:

- I feel it is essential that anchor facilities be located at Vista Field in order to stimulate support for businesses like restaurants and lounges. The Performing Arts Center would be such an anchor and would meet a major unmet need in the community. This Center should be located near the Convention Center and Coliseum so that there is a large enough critical mass of people in the area to support the unique eating and drinking establishments that the community seems to clamor for. The proximity of the public facilities allows for shared-use parking and a more feasible opportunity for the use of public transportation

From: Allan F. Erhart [mailto:al_engineer@msn.com]

Date: 02/21/2015 3:14 PM (GMT-08:00)
To: Bridgette Scott
Cc: 'Allan Erhart'
Subject: Comments on Vista Field development

Allan F Erhart PE, 6211 W 8th Ave Kennewick

I looked at the proposed development and was impressed however one major area of concern regards your overhead wiring. I think this is a big mistake and consider it would be very hard to undertake to not impact the beauty of what the renderings and photos depict.

From the rendering the development does not appear to place buildings and structures in parallel but more of a random sometimes circular positions. How then could you run overhead power up alleys w/o crossing areas of picturesque structures, businesses, townhomes etc.

If you want a development that will be beautiful and a model for the country for years to come, do not skimp on running overhead power lines. I believe it will ruin the beauty.

The City of Kennewick does a great job in this regard with developments with underground power. Do not be penny wise and dollar foolish.

Sincerely

Allan F Erhart

From: Charles Eaton [mailto:chaneaton@gmail.com]
Sent: Sunday, February 15, 2015 7:29 PM
To: Vista Field
Subject: Missed element of Pattern Language

In the ISI Final "Pattern Language" Report of February 9, an element of Site Patterns, 8. A Variety of Parking, is missing, in my opinion. I don't believe it was mentioned during the Pattern Language process or the Charrette, but it seems to me to be integral and in character with the rest of that section.

It is: Parking for RVs and boats, ubiquitous in the Mid-Columbia. To provide such parking to individual apartment and townhouse residents, adjacent to their residence seems out of character with the urban community, yet, as a person interested in living in the Vista Field community, and owner of a travel trailer and a boat, I know it is important. Of course, it could be provided in a large storage area, in a commercial or industrial area, separate from residences, but we have a good example of an alternative at hand.

In "Clipper Ridge", a development in North Richland, small lots for RVs and boats are interspersed among blocks of houses, screened by bushes and trees, with about 8 to 12 spaces. They do not change the character of the community but do not require a separate trip to get something from the RV or hook up the boat. I suggest this "Pattern" be included in the Vista Field master Plan.

Thank you for your attention to this matter,
Chuck Eaton
2309 Davison Ave.

Richland WA, 99354
chaneaton@gmail.com
509-375-1319

From: Widener/Anderson [mailto:lemeno1@frontier.com]
Sent: Thursday, February 12, 2015 12:57 PM
To: Vista Field
Subject: Vista Field comments from 2/9/15 Charrette Review

Comments from Dwayne Widener and Laura Anderson, Benton County residents, at lemeno1@frontier.com :

SUBCOMMITTEES As one attendee mentioned, these should include local professionals with practical and cost-conscious input to mesh with the planners' knowledge and experience with other projects. For now, leave the fancy and fleeting to future artwork on solid finished walls.

AUTHENTIC LOCAL IDENTITY has always been a toss-up! Now, we've got a Vista Field of "endless possibilities." Site's aviation history echoed by the its orientation and shape of a wingspan lifting over The Rattlesnake and Her Rattles.

- Plan for a treeless Kite and Drone Park!
- The Blue Mtn. Wildlife organization will appreciate another meeting space venue to share education on wild birds of the area.
- Accentuate and encourage the use of rooftops at many sites throughout the project.

Allow the REACH Museum and the B-Reactor Historic Landmark to relate the region's history. (Those of us who grew up with Atomic Frontier Days have to admit that many newcomers don't even realize that Hanford exists!)

Wine, beer, and spirits will overflow from the Columbia Drive development, mixing with that of Prosser and Walla Walla producers.

Conclusion: The Vista Field community should celebrate and showcase the many amazing talents, interests, and artistry of the citizens of the Tri-Cities and surrounding communities.

PERFORMING ARTS VENUE must seat audiences large enough to draw major entertainment productions. 2,000 seat minimum.

- Planned with adequate backstage infrastructure, patron comfort, engineered acoustics, vendor and gallery space, restaurant options. After 70 years, our local theatre and symphony and ballet companies deserve a truly functional investment!
- Well-lit gallery space visible for window shopping even after hours.
- Walls designated for murals and other evolving, overlapping artwork.
- Films or slideshows projected on the blank rear walls of existing south-facing business buildings!
- MULTI-STORY PARKING GARAGE and/or shuttle service to off-site parking venues.

MAIN STREET SPINE Once strategic for an aircraft's lift against prevailing winds, this runway corridor might also become a messy swirling funnel of leaf drop from trees.

- Tree species that drop nearly all leaves at once allow for quick cleanup; year-round interest by being interspersed with evergreens, winter bark color and pattern, and topiary shapes.

- Ballast or shelter any umbrella-covered tables.
- One NW-SE street named...Crosswinds Blvd.

MAINTENANCE by City or County? (See Pg 1 TCH 2/10/15, beaver damage after trees outgrew the chewing barriers.) Beavers won't be a problem at Vista, but without adequate work crews, scheduling, and budgets, even low-maintenance areas fail.

- Allow for volunteer efforts to supplement paid services.
- Green will be the thing.

HOUSING and grounds governed by associations or covenants? Impact of young professionals with children on nearby schools.

- Eliminate the obvious church building from site planning views. There are already plenty of worship venues close by, and multi-use non-denominational community spaces will be available for special occasions.

SOLAR INFRASTRUCTURE built in, planned for, encouraged, PNNL partnership. Vista can be a working community model for the state's sunny side!

ANCHOR ENDS A Trader Joe's will fit right in for 'light' shopping needs, comfortably surrounded by "fine-grained shops."

From: Boyce Burdick [mailto:burdick2@owt.com]

Sent: Tuesday, February 10, 2015 10:16 AM

To: Vista Field

Subject: Sale of residential lots to individual home owners

I'm assuming that the Port of Kennewick has the authority to install infrastructure at Vista Field. This would include utilities such as, sewer, water, gas, electricity, internet, and cable as well as streets and sidewalks.

Once a segment has been platted into individual lots and infrastructure installed by the port, then individual home owners should be given preference over developers in purchasing a lot.

After all this is public land and the public should not be passed over in favor of profit seeking developers.

Obviously there need to be conditions preventing the resale by a private buyer and assurances that construction would proceed in a timely manner.

Boyce Burdick

From: Boyce Burdick [mailto:burdick2@owt.com]

Sent: Tuesday, February 10, 2015 10:03 AM

To: Vista Field

Subject: Vista Field Stage One Specs

An outdoor performing space in Stage One would be of very little use to the Mid-Columbia Symphony. Our typical season of 5 concerts runs from September/October through to May.

Not only do the Tri-Cities have cold winters, but there are also scorching hot springs, summers, and falls.

Boyce Burdick

President,
Mid-Columbia Symphony Society Board

From: Boyce Burdick [mailto:burdick2@owt.com]

Sent: Monday, February 09, 2015 5:23 PM

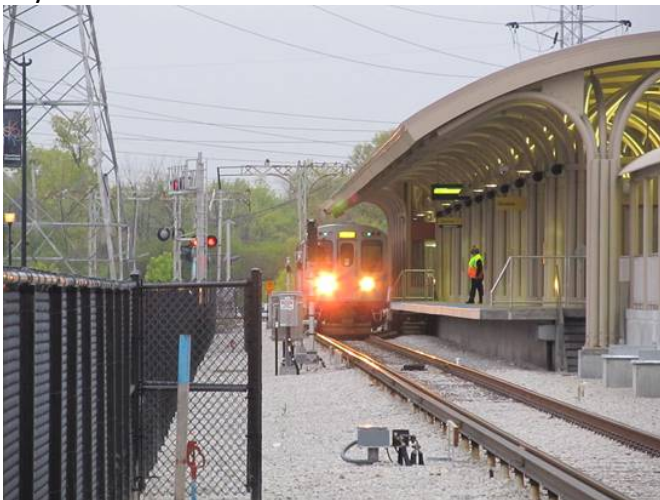
To: Vista Field

Subject: Attractive Overhead Wire Structures

Here are some pictures of attractive overhead wire structures.

They were built in the 1920's for the Chicago, Milwaukee & North Shore interurban that ran from Chicago to Milwaukee until its abandonment in 1963.

Boyce Burdick





From: Bob Tory [mailto:btory@amshockey.com]
Sent: Monday, February 09, 2015 5:12 PM
To: Vista Field
Subject: Planning

As the life expectancy of Toyota Center is fast approaching an end and/or significant capital expenditures will be necessary just to maintain an inferior building, some thought has to be made to consider future plans.

I believe that a new arena in the Vista Filed project can be the anchor tenant that will kick start your development.

I am in the process to try and help convince some developers that this would be a project worth pursuing. However, obviously some incentives would need to be included.

I have talked to Tim Arntzen on this subject and am willing to participate in any sub committees necessary. Also, a performing arts center may be able to be built into this project.

I do believe that a new arena should be a topic of discussion moving forward and should be included in future plans. I am working on private investment as an option to get the ball rolling as I know that the City of Kennewick has little desire for a project of this magnitude.

Sincerely,

Bob Tory
Governor/General Manager
Tri-City Americans Hockey Club
509 736 0606
509 430 3916 cell
btory@amshockey.com

From: bettebrightman@aol.com [mailto:bettebrightman@aol.com]

Sent: Saturday, February 07, 2015 1:02 PM

To: Vista Field

Subject: High rise construction

Please add room for a 10 or `15 story Senior living tower. This would provide views in all directions, people with money to spend in the area, people that can walk to the theater and an icon for the development that could be seen from miles away

From: Sheridan, Michael J [mailto:Michael_J_Sheridan@rl.gov]

Sent: Tuesday, December 30, 2014 3:11 PM

To: Vista Field

Cc: usmma82@gmail.com; Sheridan, Michael J

Subject: Comment regarding Vista Field potential "Performing Arts Center"

Importance: High

Good Afternoon. My name is Mike Sheridan and I live in Kennewick with my spouse of 30+ years and our 16 year old son, our youngest of three boys. We transferred/moved to the Tri-Cities in 2006 from Western New York for work with URS at the Vitrification Plant. My wife is still with URS at the WTP while I am now a manager with WRPS in the One System Organization. Our oldest two boys now both live and work in the Tri-Cities, by choice. Our oldest lives with his wife and our 16 month old Granddaughter in Pasco.

I would just like to make an observation about the proposal for a Performing Arts Center at the former Vista Field. As an 8+ year member of this community I agree and applaud those making a recommendation for a proposed Performing Arts Center. However, I believe that the proposal is a bit short sighted. While a central performing arts center is certainly needed in our community, there is also a need for a centralized location for the other arts, (e.g. Visual Arts of the professional AND amateur variety). So my recommendation or rather add on to a Performing Arts Center proposal is to build a "*Tri-Cities Center for the Arts*" with facilities constructed to honor all of the art forms available. In a recent, and first time trip to Phoenix, AZ I noted that that city appears to have built a "*Center for the Arts*" nearby its convention center and it has a Performing Arts venue, a Photography venue, a sculpture venue, an Art Gallery and all with outdoor worthy sculptures in and around nearly every venue. That's just the ones I noticed. There were also ample coffee shops and restaurants sprinkled in and around this "*Center*". I suggest that the Port of Kennewick Planners perhaps make a short trip to Phoenix to see what can be done with a smallish area. I would surmise that the Phoenix Center for the Arts is about a 4 square block, walking friendly area, just adjacent to its massive Convention Center.

Further, I am a member of current Leadership Tri-Cities Class XX and you should soon be hearing about our Class Project, called "*TR! Art*" which is intended to be a recurring Annual Arts event fashioned after an event called "*Art Prize*" held each year in Grand Rapids, Michigan (www.artprize.org). Our Class has recognized the attention and the possibilities for economic development which can be realized through a serious and committed effort by a community on behalf of the Arts. For this first pilot year we are hoping to partner with *The Reach* to be the hub for "*TR! Art*" but what better place to call the hub for "*TR! Art*" in the future than the "*Tri-Cities Center for the Arts*". A "*Tri-Cities Center for the Arts*" is not just a want but a true need for future positive growth in our great Tri-Cities Community. The economic impact in Grand Rapids from their "*Art Prize*" is staggering and I recommend you at least take a look at the website to get a feel for its possibilities here. Grand Rapids is similar in population size to the Tri-Cities, however their geographic and outlying population settings are quite different, regardless, the point is that the

core population is the driving force behind the events success. We should consider that to be true for the Tri-Cities as well. Thanks for taking the time to read this.

Thanks,

Mike

Michael J. Sheridan, MBA, PMP

Kennewick, WA 99336

(509) 628-7418

From: Michael Griffith [mailto:mikegeetx@yahoo.com]

Sent: Friday, December 26, 2014 6:55 PM

To: Bridgette Scott

Subject: Improvements to your planned remodel

The San Antonio, Texas river walk is only a few feet deep. They drain it to clean it out on a regular basis. In the Tri Cities-WA, we have far more access to water than San Antonio. Look and see for yourself.

They expand the river thru the buildings over time. Commercial buses run all the time with lots of tourist from the surrounding area.

<http://www.bing.com/images/search?q=san+antonio+riverwalk+pictures&qpv=san+antonio+river+walk+pictures&FO&RM=IGRE>

mike griffith

PO Box 2421

Richland, WA 99352

From: Scott Nielsen [mailto:scotterpam52@charter.net]

Sent: Friday, December 05, 2014 1:50 PM **To:** Larry

Peterson

Subject: Vista field input

Hello

I've seen the advertisements about requesting citizen input on Vista field changes.

I'm sure whatever the designers and the architects come up with will probably be very nice.

I would say however that it would be a big miss and a failure if there was not some allowance made for at least one through-street connecting Columbia center to the Kellogg area.

I just don't think it would make sense not to include a clear and unobstructed path through the area.

We all know how difficult it is currently, having to wind around via Deschutes and Grandridge to get from one side to the other. I think at least one connecting road would be absolutely necessary as part of the upgrade and redesign project.

Thank you for your time and consideration.

Scott Nielsen

Kennewick

From: Wendy Veysey [mailto:canuckleheads2@hotmail.com]

Sent: Saturday, November 29, 2014 1:08 PM

To: Vista Field

Cc: waveysey@gmail.com

Subject: Performing Arts Centre

Hello,

I would just like to add my voice in support of a performing arts centre being a cornerstone of the Vista Field redevelopment plans. I think it would be a huge draw for people to come and spend time at surrounding restaurants & shops, and would improve the perception that Tri-Cities has a vibrant arts culture. Thank you,

Wendy Veysey

509-572-5640

From: KariAnne Clark [mailto:karianne@vikinghomes.com]

Sent: Tuesday, November 25, 2014 10:21

AM **To:** Vista Field

Subject: Vista Field Vision

Hello Port of Kennewick and Vista Field Planning Committee,

As someone born, raised, living and working in this community it is very exciting to see it growing into its own entity. Working for a homebuilder I love and enjoy seeing the community grow in positive ways and am very excited about the re-development of Vista Field. I have lived in the Tri-Cities all of my life with the exception of the 10 years I spent gaining my formal education.

I would like to bring to your attention a location that I lived near while gaining part of my education. While living and working in the Phoenix metro area there is an area that keeps coming to mind each time I think of the Vista Field re-development. It is a place of retail, residential, restaurants, coffee shops, outdoor community gathering areas and nearby hotels. It is called Kierland Commons. It is located in Scottsdale, Arizona and I think would be a fantastic prototype for what the Vista Field development could be.

A quick Google search of Kierland Commons images brings up lush greenery, plaza fountains, decorative architecture on retail & restaurant store fronts, stylish signage and outdoor community all in an area of single to 3 story buildings. Residential on the upper levels and shopping on main levels. Streets run through, yet are still pedestrian friendly. If you are not already familiar with this area I think you would be delighted by researching this area while determining the best vision and use for the Vista Field area.

Things that could be incorporated into the Vista Field re-development to fit our community could be things such as, a highly desirable Performing Arts Center, boutique style hotel/s, Trader Joe's and/or Whole Foods grocery, retail home décor stores such as Pottery Barn, Restoration Hardware and/or Crate and Barrel, retail clothing shops like Anthropologie, H&M and/or Nordstrom and definitely delis, restaurants, coffee houses, ice cream shops and even salons and spas. Don't forget the available space for local businesses to have boutique style retail of their own in this up and coming highly desirable location. Then above it all to include studio and apartment or condo style living with underground gated parking garages for residents would be the perfect solution for those who love an urban style living environment.

Kierland Commons is a well-planned community development that thrives in Scottsdale and would be an exemplary sample of what we could enjoy here in the heart of the Tri-Cities shopping and entertainment district. Please take a

moment to research this area and consider it when moving forward with the re-creation of the heart of our beautiful cities!

<http://www.kierlandcommons.com/>

Regards,

KariAnne Clark
Construction Office Manager
Viking Builders, LLC
6223 W Deschutes Ave #309
Kennewick, WA 99336
509.735.9322- Phone/Fax
509.720.6562 - Cell
karianne@vikinghomes.com

From: Vetrano Ginger [mailto:gingermbv@frontier.com]

Sent: Sunday, November 16, 2014 4:05 PM

To: Bridgette Scott

Subject: Vista Field development

From what I have seen, your plans look very good-a sustainable community. I would encourage you to ask each developer to build LEED buildings, or the latest in green technology. We have a great scientific community and could show that off with energy efficient buildings-solar, biomass, or whatever is available to them.

Ginger Vetrano

From: Doug's GMail [mailto:dwb2639@gmail.com]

Sent: Sunday, November 16, 2014 2:57 PM

To: Larry Peterson

Cc: Don Barnes; Tom Moak

Subject: Vista Field & Pedestrians

Larry,

It was a pleasure to take part in the day-long session on Monday and hear articulate citizens talk about their hopes for Vista Field. I was impressed with how well the consultants documented our thoughts in the pattern language booklet. In particular, the "capillary courtyard" (cool term!) description and illustrations were inspiring. It would impress my European friends!

Wednesday evening Andres held up the pattern language booklet and said "We can give you all of this." Great!!

Saturday afternoon he threw out the pedestrian zones - other than some bollards. On that point his disregard for the community input was breathtaking. He said "pedestrian zones always die." Since I enjoy many vibrant, well-established pedestrian zones each time I leave the country (three times this year) I know that he is wrong on that point.

Overall, I found his Saturday presentation exciting and inspired. We could incorporate several "capillary courtyards" into the DPZ design. I hope we do!

Thanks,

Doug

From: Victor Epperly [mailto:vepperly@charter.net]
Sent: Sunday, November 16, 2014 10:38 PM
To: Larry Peterson
Subject: RE: Vista Vision Task Force (November 17th, 2014 3pm meeting 7130 W. Grandridge Blvd.)

Larry,
Unfortunately I won't be able to attend the meeting. I have a conflict all week long between 3:00P and 5:30 P. I'm on the team that is evaluating grant applications for the Three Rivers Community Foundation.

Nevertheless I do have a continuing interest in the development of Vista Field and being on the Task Force.

With respect to improving the process. I think it went well. Everyone had the opportunity to give comments. Andres was flexible with respect to making cost effective changes. I think it's pretty optimistic to expect to see a 'Washington, D.C.' town center zone established in this area being supported by the other cities, but who knows.

I do think the Port should keep open its options with respect to the hangers. For example, Andres had talked about the need for night life near the Convention Center. He also talked about making space in the first phase as cheap as possible to entice development to occur. I have to ask the question, will using the hangers as an interim performing arts facility be the best use of the hangers, or would they be good cheap space (if reconfigured and make architecturally pleasing), be usable for business development in the first phase of the development. Shouldn't that question be left up to a prospective developer?

As I had mentioned to some people, even though a master plan has been developed by the Port for the entire section of land, none of the other land owners have bought into the concept. Personally, I think it's in the best interest of the Port to establish a Planned Unit Develop setting the boundary for just the land owned by the Port. As development occurs on your land, the other property owners and the City in its role as regulator, may choose to join the PUD area, or establish one for themselves.

I agree with Andres that there is a need for a development champion, since your time is filled a lot with other Port property development.

I would hope this 'champion' would early-on work with the Task Force to develop the architectural theme or standard for the development so it can become a part of the PUD permit.

I'll touch base with you when I get a chance.
Thanks, Vic

From: Seth Reil [mailto:sethreil@gmail.com]
Sent: Sunday, November 16, 2014 4:56 PM
To: Vista Field
Subject: Performing Arts Center
To whom it may concern:

As a police officer in the community, I encourage the Port of Kennewick to include a performing arts center in Vista Field development. Exposure to the arts from a young age is crucial in raising good citizens. The current facilities at Richland High School are not adequate for the broad array of performing arts groups in the Tri-Cities.

Thank you,
Seth Reil

From: Alyssa Reil [mailto:alys sareil@gmail.com]

Sent: Sunday, November 16, 2014 4:52 PM

To: Vista Field

Subject: Performing Arts Center

To whom it may concern:

My family and I encourage the Port of Kennewick to include a performing arts center in Vista Field development. At this point in time, most of the local performing arts programs are utilizing Richland High School's auditorium. The auditorium is lacking in space and does not have equipment suitable for an area the size of the Tri-Cities. Including a performing arts center would certainly benefit Kennewick as well as the community.

Thank you,
Alyssa Reil

From: Rick Martinez [mailto:rickmart@charter.net]

Sent: Sunday, November 16, 2014 4:18 PM

To: Vista Field

Subject: Future of Vista Field

Hello,
I attended a presentation by Larry Peterson for Leadership Tri-Cities and he encouraged us to submit ideas.

My vision is to set aside various sections of Vista Field that represent ethnicities such as Latino, Asian, Italian, etc. There would also be a section with a 1940's theme to reflect our local history.

There would be restaurants, shops, cafes, and bars in each section with musical entertainment that represent each culture. The buildings would reflect each culture's architecture. For example,

~ The Latin section would be laid out in traditional plaza fashion with a small park with lots of trees and a fountain in the center. Vendors and artists would display and sell their wares. A mariachi band would stroll through the park.

~ In addition to restaurants, the Italian section would have a waterway for gondola rides. There would be several bridges that connect each side of the street. There would be traditional outdoor cafes.

~ The Asian section would have a courtyard as is customary. There would be lush gardens under a canopy of trees with reflecting pools and benches for quiet contemplation. The buildings would be constructed using feng-shui. There would be large structures with a large gongs and singing bells hanging from them. People would enjoy rides on rickshaws.

~ The 1940's section would have a drugstore with a soda fountain. There would be signs dispersed around the section reflecting the war. (Savings bonds, conserve resources, etc.) A theater would host SOS style shows with an emcee (Bob Hope look alike?), Gene Kelly and Ginger Rogers dancing, and big bands. The neighborhood would have 1940's cars, jeeps, and a Hanford bus.

The employees in shops and restaurants from each culture would be dressed with the clothing to reflect that era.

My two cents..... :-)

Rick Martinez
Personal Success Coach
www.LifeCoachingYOUiverse.com
509-627-3273

From: Allison Mathews [mailto:alli_kat34@hotmail.com]
Sent: Sunday, November 16, 2014 7:23 AM **To:**
Vista Field
Subject: Performing arts center

I recently attended the Visit Tri-Cities annual meeting and trade show, during which I learned of the plans for developing Vista Field. It's a great central location for the Tri-Cities and has lots of potential.

I travel to Spokane to enjoy their Best of Broadway series at the INB Performing Arts Center. I recently watched one of their shows at the Windermere Theater. Unfortunately, I was very disappointed. The acoustics and surrounding atmosphere were not conducive for this type of performance.

I hope you will consider a performing arts center as part of the master plan for Vista Field.
Sincerely,
Allison Mathews

From: Golfnbauers@aol.com [mailto:Golfnbauers@aol.com]
Sent: Sunday, November 16, 2014 7:16 AM **To:**
Vista Field
Subject: Fwd: More Comments

I had a final question last night just as Andres closed the meeting. I love re-purposing the hangars to a temporary Performing Arts Center. I presume the side theaters are enclosed. What is the estimated cost to do this project, and does DPZ suggest how it would be funded?
Linda Bauer

From: Linda And Jim [mailto:golfnbauers@aol.com]
Sent: Saturday, November 15, 2014 3:46 PM **To:** Vista Field
Subject: RE: More Comments
Did these get to you?

From: THERESA K LILIENTHAL [mailto:tkl.lilgreenacres@msn.com]

Sent: Saturday, November 15, 2014 12:05 PM

To: Vista Field

Subject: Vista Field Idea

Please add a space for a large community food garden and orchard space. Decorate the roads with fruit trees. Decorate the sidewalk areas with herbs and vegetables. We could show the country how to end hunger in our city and area. It could be worked by volunteers and people who would benefit from it. This is an area that excels at producing food, we should not have hunger here. Please be the example to the country. I have not had the chance to attend any meetings, but I would help with this. You could teach people who come how to grow their own food, how to save seeds for next year, how to compost, etc. It could be a wonderful thing for a minimal cost.

Sincerely,

Theresa Lilienthal

509 987-3575

From: Barbara Williams [mailto:bjwms@hotmail.com]

Sent: Saturday, November 15, 2014 10:06 AM

To: Vista Field

Cc: Barbara Williams

Subject: Vista Field public input

My husband and I have lived here over 35 years and have raised our children here and they are now raising their children. We have an opportunity to leave a legacy for generations to come to enjoy. We need a focal point in Kennewick, somewhere to spend a nice afternoon with the family. Here are our ideas:

1. A commons area in the middle, with lots of shade, greenery and an outdoor stage. Make it a rectangle with four satellite parks at each point. They could be themed, one for playing chess or checkers on concrete game tables, one for Bocce and horseshoes, one with a fountain and kids playground, one maybe an Aviary.

2. On one side of the rectangle would be the Performance Art Center in a unique design that's functional and beautiful, maybe in an old time theater style.

3. Rent bikes in the area like they do in Europe, where you put in some money and borrow the bike and leave it at another kiosk.

4. Pedestrian and bike traffic only in the commons area (look to pictures of the Smithsonian in WA. D.C.), then interesting shops, Farmer's market, with a variety of food choices. NO CHAIN STORES. On the outside of that would be parking for the individual revenues, like ripples in a pond.

5. A walking, riding path.

6. Lastly, put in a landmark to be used in marketing like we use the cable bridge or the lighthouse at Clover Island.

Thanks for listening

From: Tom & Cleda Galieto [mailto:tagcvg@charter.net]

Sent: Thursday, November 13, 2014 7:24 PM

To: AMD@DPZ.com

Cc: tagcvg@charter.net; Larry Peterson; tarntzen@portofkennewick.org

Subject: Photos of Pittsburgh Station Square Fountain

Andres,

As you may recall, I showed you a photo of the Pittsburgh Station Square fountain when we met during the "Pattern Language" process on Monday (Nov 10). It was intended to show an example of a water feature that may be employed in the Vista Field project to add a focal point for relaxation and a gathering place for visitors. This feature probably only occupied ~ 50 feet long X ~20 feet wide, so would not require a significant footprint. I have attached several photos of this fountain for your information. As we discussed, the fountain is lit up at night (as the photos show), and also is synchronized with music being played at the fountain to change water spray patterns, water spout height, and water direction. It always seems to command significant interest from the visitors to Station Square.

If I can provide additional info on the fountain, or any other aspect of the Vista Field planning, please feel free to contact me.

I don't have R Gary Black's email address, but would appreciate Larry Peterson sending this email to him as well.



Thanks in advance, Larry.

Thank you.
Tom Galioto

From: Boyce Burdick [mailto:burdick2@owt.com]

Sent: Friday, November 14, 2014 8:28 AM **To:** Vista Field

Subject: Transitional Performing Arts Center Requirements

- 1) Floor needs to be adequately pitched so audience can see performers on stage
- 2) HVAC needs to be quiet
- 3) Stage needs to be large enough to hold 60 singers seated on risers along with 60 seated instrumentalists
- 4) Separate storage areas for percussion equipment and grand piano along with separate storage area for props and costumes
- 5) Green rooms for warm-ups and dressing
- 6) Separate stage area for play rehearsal

Boyce Burdick

From: Golfnbauers@aol.com [mailto:Golfnbauers@aol.com]

Sent: Friday, November 14, 2014 8:06 AM

To: Vista Field

Subject: Re: More Comments

The last thought.....

Habitat for Humanity builds lovely neighborhoods in the Tri-Cities--homes to be proud of. And the owners are--check out Garden Court in Kennewick or Terre Vida in Pasco. The owners are the working poor, who can't get a conventional loan. Habitat gives them a no-interest loan, and requires them to contribute 500 sweat equity hours to build their own house. Nearly 80 homes are complete in our area, and with no foreclosures. The first home owner has paid off their mortgage. The owners will work 2-3 jobs to make sure their payments are prompt. A small Habitat neighborhood would immediately give an international flavor to the new downtown.

Linda

From: Richard Reuther [mailto:upstage@charter.net]

Sent: Friday, November 14, 2014 7:11 AM

To: Vista Field

Subject: Temporary Theatre Spaces

My regular computer is in the shop; this is my Netbook which doesn't allow editing of all typos. Apologies in advance.

I am not part of the big performing arts complex crowd. My vision is for a professional theatre along the line of Ashland's Oregon Shakespeare Festival- multiple venues with simultaneous performances of matinee and evening shows. Two theatres, 6-8 productions rotating through the week. Stay 3 days, see 6 plays. MY comments are intended to NOT be considered in tandem with the large PAC. Not that I'm a snob, it's just that our goals are too different.

Love the concept of the temporary performance spaces created from the Butler buildings. Concerns: As I mentioned at the Thur. PM meeting- bathrooms. Even temporary space needs adequate bathrooms (especially women's). The idea of a building between the two performance spaces should serve this function in addition to minimal office/ticketing/supply space. Theatre performance space- as opposed to concert space- should be figured around a 30' square stage space. "Black Box" capacity requires the ability to hang lights from multiple positions because of flexible seating possibilities. Consider metal catwalks over the performance/audience area for safety reasons- ladders are dangerous. Catwalks would need a minimum 7' clearance with the ceiling probably the lower edges of the ceiling space. The catwalks could be used in a permanent theatre space at a future time. Sound/light control positions could be on an upper level above the public entrance. Catwalks should be accessible from there. Current concept doesn't seem to include backstage necessities such as dressing rooms and actor accessed bathrooms. Someone mentioned shipping containers in another context. These could be connected to the performance areas for such use. Ancillary theatre functions could be done off site- set construction, costumes, storage, etc. It's not necessary to lump them all together. Shipping containers might serve a purpose there as well.

Something else to put in the hopper. Actors' Equity requires a certain level of housing for actors when they are 50 miles away from their home- which would be just about everybody we would hire. Kitchen, Internet connection,

etc. If we get the professional theatre company plan going we will need a certain number of short-term living units. Not on to...Not physically on top of, but nearby the theatre. Perhaps a dozen to fifteen (longer term plan).

I'm cranked. Woke up at 3 AM thinking about these things. I told Tom Moak last night that I don't know how much the Port is paying you guys, but it's worth every penny. And then some. Looking forward to the Saturday presentation. More as I think of "stuff."

Richard Reuther 509-375-3531

From: Boyce Burdick [mailto:burdick2@owt.com]

Sent: Thursday, November 13, 2014 9:03 PM

To: Vista Field

Subject: Water Feature for Vista Field

There has been a lot of discussion concerning a water feature in the Vista Field development and it is generally agreed that such a feature using real water is unfeasible.

But perhaps a representation of the Columbia watershed could be constructed as a street level visual feature. Mosaic, tile, colored concrete, or even glazed blue bricks which could be sold as a fund raiser would depict part of our geological history.

Alternatively flower beds using blue flowers could also serve the same function.

Boyce Burdick

From: Boyce Burdick [mailto:burdick2@owt.com]

Sent: Thursday, November 13, 2014 8:56 PM

To: Vista Field

Subject: Vista Field Infrastructure

The Port of Kennewick should provide high speed internet preferably through fiber optics and possibly even create an ISP similar to what the Benton REA has done.

Boyce Burdick

From: Sarah Robinson [mailto:robisa1228@gmail.com]

Sent: Thursday, November 13, 2014 7:30

PM **To:** Vista Field

Subject: Performing arts facility

Hello, I would love to see a performing arts facility in the Tri-Cities. Our area would greatly benefit from including this. Please consider using Vista Field for this endeavor.

Thank you,
Sarah Robinson

From: graphicswest2@gmail.com [mailto:graphicswest2@gmail.com]

Sent: Thursday, November 13, 2014 5:02 PM

To: Vista Field

Subject: Chris Barnes (more unique character design images) Local Geology & surprising topography of region.

GEOLOGY IMAGES that define us.

Mike:

I promised to take you to a couple of my favorite places to give you a feel for the drama of this area's topography - the stuff you won't see from your hotel window or even from a plane ride into Pasco, but stuff that truly defines our region and makes us unique in all the world. Given today's crazy weather - SNOW in November (this is climate change!) a tour is NOT going to happen. So, I'm sending you a few representative images of the Columbia Basin desert steppe.

Wallula Gap (approx. 15 miles due east of Vista Field - toward Walla Walla) on the Columbia River



From: graphicswest2@gmail.com [mailto:graphicswest2@gmail.com]

Sent: Thursday, November 13, 2014 4:08 PM

To: Vista Field

Cc: Don N. Barnes

Subject: DESIGN IMAGES - from Chris Barnes DESIGN IMAGES - from Chris Barnes

Mike, Andres, & DPZ Team:

After this morning's open discussion of architecture & urban design ideas appropriate to this project, I felt it would be useful to share some 'images' that typify this region's unique relationship to the rivers. In addition to providing obvious transportation routes (from Lewis and Clark in 1803-04 to modern day barge transport of grain, hay, and (unfortunately) fossil fuels (primarily coal) - the rivers were life sustaining to early 'Salmon People' tribes along the Columbia.

Tribal inclusion is a very big deal with the Ports. Given the relative new (casino) prosperity of the tribes - their buy in can make or break deals that involve disruption of native land. That is not the case here - but their inclusion is no less valuable.

PHOTOS Celilo Falls on the Columbia (now gone - lost to hydro dam water inundation), check out the salmon netting platforms.



From: Doug Brown
[mailto:dwb2639@gmail.com] **Sent:** Thursday,
November 13, 2014 2:30 PM **To:** Larry
Peterson
Subject: Fwd: electricity at Vista Field

Larry,
Since you're the pro, I'll share my brother-in-law's elaboration with you and spare the commissioners.

Doug

Begin forwarded message:

From: Harold Kirkham
<harold.kirkham@gmail.com> **Date:** November 13,
2014 at 2:15:30 PM PST
To: Doug Brown <dwb2639@gmail.com>
Subject: Re: electricity at Vista Field

Now I have some time. I doubt you'll learn anything from me that you don't already know, however.

Overhead is cheaper. If you know where the roads will be, and the stores and so on, and you bury the power lines BEFORE you start to put in the roads, the difference is not as big as you'd think. The machinery to automate the burial has really driven costs down.

I a version of what you are looking at when I was working for the Midlands Electricity Board back in England. We had an old airfield left over from WWII, and it was being made into some city housing. We put cables down the roads, bringing in high-voltage power, and we installed 33 substations to step that down to low voltage for use, and ran the cables under the sidewalks. And all there was there was a field, with the remnants of a runway or two here and there, and a Quonset hut or two.

It turns out the surveyors actually do know how to measure things with the necessary accuracy. It was Castle Bromwich Airfield, built to have fighters available to protect the Dunlop factory across the road. It became some kind of "estate."

If you wait until the shops and roads and sewers are in, it costs more to change things. But you still can. It's about money, not flexibility.

You need a new architect who has the nous to know this, and the skill to make plans that don't call for "flexibility." And it don't sound like you got that yet.

--Harold

On Thu, Nov 13, 2014 at 1:56 PM, Doug Brown <dwb2639@gmail.com> wrote:
Thanks!

On Nov 13, 2014, at 11:56 AM, Harold Kirkham <harold.kirkham@gmail.com> wrote:
You need to get a new lead architect

On Thu, Nov 13, 2014 at 7:01 AM, Doug Brown <dwb2639@gmail.com> wrote:
Harold,

I attended a presentation of initial design ideas (not quite "options" yet) for Vista Field by the lead architect hired by the Port of Kennewick. One of his ideas to save money is to put the electrical lines above ground. What do you think of that? He said it provides flexibility to make changes later.

Doug

From: Garrett Brown [mailto:mcevagarratt@yahoo.com]

Sent: Thursday, November 13, 2014 2:25 PM

To: Vista Field

Subject: Vista Field Redevelopment – Plan for Sustainability and Environment

Thank you for the opportunity to attend the public meeting and provide verbal comments. It was certainly an eye-opening experience. Although this is a long email, I want to stress one very important point: This development, whatever it will be, will be in direct competition with every other amenity (store, park, pool, path, etc.) in the Tri-Cities. If you want me (or any other local or tourist for that matter) to spend time and money at this location, you'd better make it worth my while. Not everyone has unlimited time and can drive extra time to get to the most traffic-congested area of the Tri-Cities (and it will only get worse with this development). Make something worth my time, and I'll come, but otherwise, I'll continue to use the businesses that already exist.

Here's the email text I wrote before the meeting. Pictures are attached:

Plan for the local environment and mitigate effects of intense sun, heat, and wind. Cover areas with solar photovoltaic cells that partially allow light below. Attached is an example picture from Milan, Italy. This will provide quick shade and energy to power the buildings for decades and will easily payback the added extra costs. Unfortunately, trees, while nice, require years to grow.

Allow prevailing winds to flow through various corridors to help cool people and provide fresh air. Protect areas from cold north winds. However, high winds are well known in this area, so east-west corridors may become funnels for high speed winds and may create flying debris. Since the site is an old runway, it is already oriented along the major prevalent wind direction. The site plan shown at the public comment meeting was a major disaster as it had buildings located to act like a funnel. Plan entrances and exits accordingly and orient door openings so as to not fly open in the wind. Model what a 60 mph west wind does in the development.

Include water features for playing and cooling. Our area well known for the sun and water and this development should accentuate these items. Europe is filled with plazas that contain wonderful low depth, safe water features for kids to play and adults to enjoy. Flowing streams can be used to provide refreshing sights and sounds. Attached is an example picture from Milan, Italy. The Riverwalk in San Antonio is another example.

Provide easy access from all sides of the development for bicycle and walking paths. Allow pathways through the entire development for bicycles but not noisy and smelly automobile traffic. The center area should be closed off to motorized vehicles. Since the site is long and skinny, it should be easy to allow vehicular access throughout and from multiple points, WITHOUT disrupting the central core gathering space. Consider how to incorporate bus, rail, and metro transit stops on the periphery. While this area does not currently have high-speed rail, subway, or metro, it is likely that the next 50 year will bring continued growth and development. A central area that provides such transit will be well positioned to be the highest value real estate in the Tri-Cities Metroplex.

Finally, anticipate that the current growth in plug-in electric vehicles (PEVs) will continue and accelerate in the next ten years as battery technology improves. Currently more than ¼ million PEVs have been sold nationally with Seattle and Portland being in the top five markets. It is likely that more than one million PEVs will be sold by the end of this decade. Current PEV owners have above average net worth and education. The best way for local businesses to attract these high wealth tourists is to provide electric vehicle charging stations.

The Mid-Columbia Electric Vehicle Association (MCEVA) stands ready to assist in planning and providing guidance. PEV charging stations should be established in multiple placements throughout the development to facilitate easy location. The stations should NOT be positioned in the “prime” spots near the entrances. Position stations at the periphery, away from the entrances so that non-PEVs do not block access to the stations. To save money, situate stations so that multiple parking spots can be reached by a single station. Even better, place a minimum of one station every fourth parking spot throughout every lot. See attached drawing for a suggested layout.

The type, power, vendor, and number of PEV charging stations can be chosen at a later date as the technology and costs evolve. However, the parking lot layout and electrical should be planned to facilitate future upgrades. At a minimum, trenching and empty conduit should be placed during the construction phase. This involves minimal cost since heavy equipment for grading, trenching and construction will already be on-site and in use at these locations. PEV charging stations and wiring can be added at a later time without further digging or disruption of concrete, paving or landscaping.

Currently, a typical PEV charging station follows the standard SAE J1772 protocol and requires anywhere from 20 to 100 amps at 240 VAC. Older and less “electrified” vehicles such as the 2011/2012 Volt, Leaf and Plug-In Prius will only require 20 amps. Newer PEVs (2013 and later) can utilize up to 40 amp which will completely recharge the current 80-90 mile PEVs in four hours. Currently, only the Tesla and a few low volume vehicles are able to accept more than 40 amps but it is highly likely that future PEVs will accept even higher power if provided. At a minimum, size conduit to accept multiple stations at 40 amps each. The higher power 60 amp stations are recommended and will replace approximately 30-40 miles of range per hour of charging.

High powered DC quick charge stations have multiple, competing standards and nearly vehicle-specific. It is unclear which standard, if any, will prevail. However, all of these stations require industrial-style power (three phase 480 V) and are very expensive. The use of such stations makes the most sense at highway exits for rapid travel and are not recommended for destinations such as the Vista Field Redevelopment where PEVs will likely be parked for more than two hours.

Station pricing, options, and vendors will likely change in the next few years. However, there are two main types of stations: Pay per use and free. (1) Pay stations require billing services, connectivity, credit card readers, RFID, etc. Currently, these stations are high cost (~\$10,000 each) and require monthly service plans (\$15/mo.). These stations make the most sense in high use areas where people are willing to pay very high prices to park (e.g., downtown Seattle at \$5-\$10/hr.). These stations do not make sense in outer areas where parking is often free (such as the Tri-Cities where the only pay parking is located at the airport). (2) Free stations do not require billing, connectivity, card readers, etc. and are therefore much less costly to build, install, and operate. A typical station currently costs between \$300 and \$2000, depending upon amperage. The recommended 60 amp station costs \$1000 and bulk discounts may be obtained. These stations make the most sense where expected use and electricity costs are low. The 60 amp station can output a maximum of ~10 KW or about \$0.50 per hour of charging. Since an average stay might be 2-4 hours, this equates to \$1-\$2 in electricity. It is highly likely that the PEV driver will spend much more than this in visiting the various co-located businesses. Furthermore, nearly 10,000 charge events (if free) would be required before the “free” station cost more than the “pay” station.

My discussions with Larry Peterson on the EV charging stations were strained at best and I hope he has a chance to re-think what is best for the community, especially since the hired consultant seems to be advocating for essentially “giving away” the land as well as other subsidies (handouts) to the developers. It wouldn't surprise me if this land was valued in excess of \$100M to \$200M (at least based on the prices of 1/4-1/2 acre lots in Richland). I think a few pennies for electricity is pretty minor, especially to the people (yes, the customers) who will eventually actually pay for it.

Mid-Columbia Electric Vehicle Association

Garrett Brown, President

MCEVAGarrett@yahoo.com Cell Phone:

509-713-0806

Electric Auto Association

<http://www.electrcauto.org/>

<http://groups.yahoo.com/group/MCEVA/>



From: Doug Brown [mailto:dwb2639@gmail.com]

Sent: Thursday, November 13, 2014 1:56 PM

To: Don Barnes; Tom Moak

Cc: Larry Peterson

Subject: Fwd: electricity at Vista Field Don, Tom,

I was fascinated (read: appalled) by the proposal last night that power lines at Vista Field should be above ground. I asked my brother-in-law about this. He is a Ph.D. electrical engineer who works on power systems. His succinct response is below. My father, who spent his career in power distribution, is adamant about the long-term advantages of buried power lines.

Doug

Begin forwarded message:

From: Harold Kirkham <harold.kirkham@gmail.com>

Date: November 13, 2014 at 11:56:04 AM PST

To: Doug Brown <dwb2639@gmail.com> **Subject:** Re: electricity at Vista Field

You need to get a new lead architect

On Thu, Nov 13, 2014 at 7:01 AM, Doug Brown <dwb2639@gmail.com> wrote:
Harold,

I attended a presentation of initial design ideas (not quite "options" yet) for Vista Field by the lead architect hired by the Port of Kennewick. One of his ideas to save money is to put the electrical lines above ground. What do you think of that? He said it provides flexibility to make changes later.

Doug

From: jerry hansen [mailto:hjhansen@yahoo.com]

Sent: Thursday, November 13, 2014 1:48

PM To: Vista Field

Subject: Vista Field comments

VISTA FIELD DEVELOPMENT Comments by Jerry Hansen (509-737-1200) Nov. 13, 2014

I attended the "Transportation and Infrastructure" session on Wed., Nov. 12, but I felt that most of the discussion was too narrowly focused. Specifically, most of the transportation discussion was about roads within the project area, although there was a little about a light rail connecting point and about getting a Ben-Franklin Transit transfer center closer to the center of the project. I didn't hear anything about other infrastructure, such as water, sewer, phones, or internet access. I want to comment about some of those, and at least one other item.

AUTO ACCESS

For this project to really be one that draws many people to it every day, there must be good access to the site. The two main feeder streets (Columbia Center Boulevard and Canal Street) are very heavily trafficked a good portion of time – particularly Columbia Center Boulevard. Neither of them, in my opinion, have the carrying capacity necessary to feed a new urban development that is likely to have a draw at least as heavy as the Columbia Center Mall does now. (I live fairly close to the general project area and consequently drive through much of it several times a week. I've been observing the traffic conditions for 12 years.)

Access via State Highway 240. Once this project is fully developed, I envision that 40% of the people will be coming from Pasco or the historical area of Richland (north of the Yakima River). They will all arrive from State Highway 240 via Columbia Center Boulevard or Edison Street. Since Columbia Center Boulevard is fully loaded much of the time, I believe a long-term necessity for this project is to develop good access from the Edison Street area. Many Richland and Pasco people, knowing the traffic congestion on Columbia Center Boulevard, would choose to use Edison Street if good access was available there.

Closely tied to this, in my mind, are the results from the "Columbia River Crossing Study – Tri-Cities, Washington" completed about three years ago for the Tri-City Council of Governments. That study concluded that three sites for other bridges across the Columbia River merited further investigation. One of those would connect Edison Street with Road 68 in Pasco. I project that most people coming to the Vista Field development from Pasco would use that bridge, if it existed. (An executive summary and a final alternatives map of this study are available at <http://www.bfcog.us/transportation.html>.)

Edison Street does not now have the capacity to handle a Columbia River bridge feeding into it, in my opinion. But planning for a future bridge there would help identify where roads to the Vista Field project would need to be located and/or enlarged. All of them would involve demolition of some buildings. One possibility for a new road would be in a fairly straight line from the southern taxiway across to the river's edge. That could traverse several parcels that are fairly empty right now, although it would probably take the "court" area of Lawrence Scott Park. Another possible new road might be a right turn from Edison Street about halfway between Canal and Metaline Streets. The only real options for existing roads are Canal Street to Kellogg, a combination of Canal and Quinault to Kellogg, or Metaline Street from Edison to Kellogg.

While I'm into details, I think an Edison/Road 68 bridge should be designed to go over the existing on-grade railroad crossing on Edison. I realize that would increase the bridge cost, but it eliminates a potential bottleneck and probably provides some easier grade issues.

Access from South Richland and western Kennewick. I'm guessing that, in the long haul, 40 % of the people accessing the Vista Field site would come from the west. They would be coming along the south edge of Columbia Center Mall on Quinault Avenue (fed mainly by Gage Boulevard), on Grandridge Boulevard, and on Deschutes Avenue. All of those should be enlarged appreciably. Quinault, in particular, suffers a great deal of traffic congestion all the way to Belfair Street already. Its access to the project site probably needs to be improved in addition to enlarging it.

Access from central, south, and eastern Kennewick. Unless south Kennewick grows appreciably, I'd estimate that 20 % or so of the Vista Field visitors would come from those areas. The only currently available access would be from the intersection of Clearwater and Kellogg, unless they first went west so they could come in on Deschutes or north so they could come in from Edison. That Clearwater/Kellogg access (really Kellogg/Deschutes) needs extensive consideration and planning. The on-grade railroad crossing on Kellogg is a major problem, as is the winding access on Deschutes from Kellogg.

On-grade railroad crossings. I think the State, the City, and the Railroad would all like to eliminate the on-grade crossings within the city. I think this project report should emphasize the need to lower the railroad tracks below grade from the existing lower tracks at Columbia Center Boulevard past the Edison Street crossing, so both the Kellogg and Edison Street crossings would be separated. (The Edison crossing carries a lot of traffic now going to Canal and to Highway 240, including Kamiakin High School traffic, and a new Edison/Road 68 bridge would increase that.)

With a separated grade crossing at Kellogg, it would be fairly straightforward to widen Kellogg as necessary for this project.

And below-grade railroad tracks throughout this area would allow future access points from Clearwater to Vista Field to be built as necessary without the additional work of lowering the railroad grade or the work of designing and building grades for each bridge across the tracks.

On-site roads. I think all the major access roads to the immediate Vista Field project should be at least 4 lanes plus a center turn lane and they should probably run the full length of the project on its periphery. (Traffic engineers might have better estimates than I do.) Many of the larger roads within the general area are only two lanes right now and will not carry the ultimate increased load.

INTERNET/ELECTRONIC ACCESS

I envision that this project area will need very extensive internet access (or newer electronic communication means). Homeowners are rapidly expanding their uses of internet access in general, and probably all residents in this area will be on the upper end of using spectrum. All businesses will need at least basic access and many will need much more – public Wi-Fi spots, engineering and design businesses, software businesses, and those that are tied to corporate headquarters for all inventory, cash register, and other functions.

Consequently, it seems like an extensive fiber-optic network system needs to be installed. Our local Benton PUD has a lot of fiber-optic cable installed and expertise in the field. While I don't fully understand what happens with all of it, I think they should definitely be involved in detailed planning in this area.

PHASING OF PROJECT

While at two meetings this week, I heard discussion about phasing the project so each phase will be fairly complete before another is started. With that in mind, I think the earlier phases of the project should be towards the western end of Vista Field. That area will be more accessible in general during the earlier parts of this development. That also provides more time to work out the access details from Edison and Clearwater streets.

From: golfnbauers@aol.com [mailto:golfnbauers@aol.com]

Sent: Thursday, November 13, 2014 10:58 AM

To: Vista Field

Subject: RE: More Comments

Our citizens volunteer. We built a playground of dreams, a family fish pond, put in irrigation for child development center, built Badger Mountain trail, helped numerous charities with physical improvement projects. We can tear down, dig and fill, paint, landscape. Lots of free labor. When citizens help build, they own it.

From: golfnbauers@aol.com [mailto:golfnbauers@aol.com]

Sent: Thursday, November 13, 2014 10:31 AM

To: Vista Field

Subject: RE: More Comments

And....

Local civic clubs will be happy to take on smaller features. Our Rotary is looking for just that (although convincing Richland Rotarians to do a Kennewick project will take a persuasive president) A handicapped playground, a small sports venue, a gazebo, a meditation labyrinth in one of the grass areas.....

Littleton Colorado has a downtown with many of the features we've discussed.

Hobart, on the Australian island of Tasmania has a lovely bones to it and is about the same size as we are. Kennewick Arts Commission has a catalog of art and artists. I will like to see some of the art accessible for sitting on or playing on. And some incubator space for budding artists and musicians and dancers.

Move the carousel!

From: Reginald Unterseher [mailto:reginaldunterseher@gmail.com]

Sent: Thursday, November 13, 2014 10:01 AM **To:**

Vista Field

Subject: Vista Field development

As a longtime resident of the Tri-Cities, I am very excited about the possibilities at Vista Field. As the Tri-Cities has always seemed to me like a bug suburb without an urb, this seems to me to be an amazing opportunity to create a real downtown area.

Everything I hear about the process has been encouraging, and I wish I could go to the meetings. Thanks for providing an email option for input.

What I want in a downtown area at Vista Field:

- 1) An arts and entertainment area. A Performing Arts center that accommodates the normal range of things from touring Broadway shows to local music, dance, and theater.
- 2) Food and drink and night life, shopping, a farmer's market, offices and industrial space.
- 3) Walking routes and green spaces connecting it all.
- 4) Residential options in the new downtown area-- I would love to retire to an upper floor apartment within walking distance to the PAC, restaurants, park spaces, and all of the things that you expect in a compact residential area. I want it designed around people rather than machinery, namely cars. I will always have a car, but I would love to only use it when I go out of town.

I look forward to the results of the process. I own a condo in Seattle that has access to this sort of mix of activities. I may retire there, but I would rather retire here in a new downtown.

Reginald Untersher

6002 W 26th Avenue

Kennewick, WA 99338

509-308-2253

From: Julie Fleming-Suttich [mailto:jsuttich@gmail.com]

Sent: Thursday, November 13, 2014 8:38

AM To: Vista Field

Subject: RE: Vista Field development ideas...

Although we're new to the area, one of the biggest reasons we are here is due to the FABULOUS ballet academy you have right here in Tri-Cities. It is the Tri-Cities Academy of Ballet and Music. Our daughter was at a cross roads in her budding dance career and we always thought we would be heading to Seattle (PNB) classes. It was a by chance job offer that had us coming over to look at the area, ballet school was the decision maker. Who would have thought right here in Tri-Cities there was such a talented staff and pool of top notch talent!

With a pre-pro school like you have here, which includes them working with your Symphony, I would have thought there were more theaters in this area to accommodate the talented arts that you clearly have here. Alas, this is not the case. So, I would highly recommend and support a performing arts center as part of the Vista Field Development plan.

Thank you for taking the time to consider this dream!

Most Sincerely,

Julie Fleming-Suttich and Greg Suttich

From: Golfnbauers@aol.com [mailto:Golfnbauers@aol.com]

Sent: Thursday, November 13, 2014 7:21 AM

To: Vista Field

Subject: More Comments

And...we love the outdoor theater we added to our hill. We have done a couple of charity events--milk can stew with cowboy movies on the screen, and a scotch tasting coupled with Scottish foods and a Braveheart viewing. We can flip the seating 180 to face a little stage for musical entertainment. A small outdoor venue or two for movies and music would find use in the new downtown.

Forgot our 4 child--he and his family are in Ohio, but would move here in an instant if there was a job for him--works for GE Aeronautics and flies for the National Guard.

I heard a great presentation at a Cincinnati Rotary Club about why a leading employer picked their town. One the top 5 reasons was access to the arts!

Linda

From: Golfnbauers@aol.com [mailto:Golfnbauers@aol.com]

Sent: Wednesday, November 12, 2014 10:26 PM **To:**

Vista Field

Subject: Comments

I have been to a few of the charrette sessions this week, and am intrigued and excited about the future of Vista Field. I have a few specific comments:

1. Performing Arts Center, Performing Arts Center, Performing Arts Center. I would like it portrayed on all the schematics. I would like to hear your suggestions of how to successfully fund it without a bond vote. **I would like it to be the first project that breaks ground in this exciting new town center--show we are serious.** It is time to give our local artists a venue worthy of their talents, and to have a facility that will attract off-Broadway

shows. Tri-Cities should not have to drive to Spokane/Seattle/Portland/Yakima for venue that delivers quality performances. We have the talent here, and they should not have to perform at a local high school, church, convention center or ice arena.

2. Multi generation use. My family has four generations in the Tri-Cities.

a. The oldest have been married 76 years, and Mom would have been ecstatic to move into senior housing in the heart of this development when we finally moved them from their home when she was 91. Her greatest sadness is that she had to stop driving then, but she hasn't lost her heart to do her own shopping, hair appointments, etc. Their senior apartment is absolutely lovely, but they have lost a lot of independence, even though they are in independent living. Being able to walk to their amenities would bring them HUGE joy! Include senior housing like Riverton, Charbonneau, etc. My folks show no sign of slowing down, and may be your first tenants.

b. My husband and I live just outside of town on 5 acres, and overlook the city. No way are we moving back to town and give up our view and room to spread out! But we sure would come in for an evening concert and dinner, or to meet friends for a drink and hors d'oeuvres, or to spend a lazy afternoon strolling the promenades. My lady friends and I do regular lunch dates that include browsing (if available). Currently we head to Walla Walla for the ultimate progressive lunch/shop/wine taste afternoon. Wouldn't it be nice to stay closer to home?

c. Our 5 children all left the Tri-Cities after completing school. Three came back! Two returned because they wanted to raise their kids in this community and have the help and support of their family. The third came back because he found what the cost of living was in other areas that Bechtel sent him, and he likes his money to stay in his bank account. He would have moved to the heart of this new town center if it were available because he enjoys that atmosphere. The 5th will never be extracted from Seattle, unless Microsoft moves over here. He and his wife LOVE the big city energy. They are our youngest and may outgrow this though. The 3 that are here would absolutely love a central spot where they can hang with folks in their age group--get entertainment, food, drink, sport, etc.

d. Some of our grandkids are in middle school, and they are really good at whining when there is nothing to do. Wouldn't it be fun to hang with their buddies in a place with a broad choice of activities and lots of safe adults around? A skating rink that has ice in the winter and accommodates wheels in the warm weather. A little basketball court here and there. Giant chess games. Frisbee golf. Bocce ball. Arcades. Art that doubles as a skate park. Theater/arts geared to them. Olympic size pool. Malt shops. (A Charrette for middle schoolers and high schoolers would help you design exactly what would attract them, and make their parents happy that they have safe choices.)

I am looking forward to your closing session and seeing what designs you propose. The grand 25 year plan is not the one I want to focus on--I want to see the one that starts tomorrow, with incentives for those who are 'first in'--let's get this exciting project off the ground.

Linda Bauer

From: James Noyce [mailto:jrnbbn@msn.com]

Sent: Wednesday, November 12, 2014 9:58 PM

To: Vista Field

Cc: Julie Wiley

Subject: Vista Field redevelopment

Hello, although I probably can't attend any of the November public scoping meetings, I wish to add my input regarding the redevelopment of Vista Field. My wife and I are regular attendees and supporters of cultural events

around the Tri-Cities, from Mid-Columbia Mastersingers concerts to Camerata Musica recitals to the Richland Players to Mid-Columbia Musical Theater productions to plays and concerts at Columbia Basin College, and occasionally other performing arts groups as well. In addition, I am, as a singer, a performer at times in some of these groups. In my opinion, the greatest single cultural need in the Tri-Cities, plus West Richland and nearby smaller towns, is a genuine performing arts center. Vista Field is a nearly ideal, fairly central location for this facility.

Having seen the development of, and then been a user of (both as patron and performer) a fine performing arts plus art gallery facility in Springfield, Illinois, I consider the following elements to be essential for a successful arts center:

1. Small, medium and large theaters with appropriate stages, and lighting and sound systems.
2. Rehearsal spaces suitable for musicians, singers, actors, and dancers.
3. Offices for rent by the performing arts organizations mentioned above plus others.
4. An art gallery for both amateur and professional exhibits.
5. Beverage and light food services.
6. Audience seating with sufficient pitch to the floor to enable all patrons a good view.
7. Large backstage area(s) for scenery production and temporary storage.
8. Plus adequate parking and, for daytime performances, a Ben-Franklin Transit stop.

Bringing such a structure to fruition will require considerable money to construct, and ongoing funds to operate it. In my opinion, once built, a performing arts facility plus art gallery could be self-supporting. It would be beneficial for restaurants and hotels, and likely some other types of local businesses as well. I believe this is the most worthy project available to the Tri-Cities Regional Public Facilities District. And I certainly would support a levy to fund the building of it. So please, Kennewick, Pasco and Richland, work together to benefit the larger community.

James R. Noyce

From: Jeff Markillie [mailto:jmarkillie@me.com]

Sent: Wednesday, November 12, 2014 8:19 PM To: Vista Field

Subject: Vista Field Redevelopment

Hello

Redevelopment of Vista Field represents a once-in-a-lifetime opportunity to transform the Tri-Cities, and enhance its reputation as a destination for people from around the region.

This opportunity could provide the following:

A performing arts center with flexible space is of paramount importance. Properly engineered, flexible performance arts space could provide an intimate theatre-in-the-round space similar to that in Balboa Park in San Diego; a black box theatre; a full-sized and acoustically correct theatre for plays, musicals, the ballet and vocal and orchestral concerts.

A 25yd x 50m reversible competition pool and aquatic center, which would provide year-round fitness opportunities for the region, competition space suitable for USA Swimming events and high school swimming and diving, and recreation for the whole family. The competition pool, slides and other water features, locker room and food sales would provide a premier venue for these activities.

Upscale shopping and dining to round out the above two destination venues. I'm reminded of the newer sections of La Jolla where condominiums are surrounded by walking-friendly dining, shopping, park space, etc.

Thank you for taking public input. I'm excited about the prospects for Vista Field, and anticipate your recommendations.

Thanks,

Jeff Markillie

710 Redwood Lane

Richland, WA 99354

509.308.2234

From: Vierck, Kyle [mailto:KVierck@columbiabasin.edu]

Sent: Wednesday, November 12, 2014 4:18 PM **To:**

Vista Field

Subject: Ideas, musings for Vista Field

Just a few ideas from my travels and education that might feed the conversation about Vista Field... the burst of creativity!

Love the fountain and walkable makeup of the Village at Meridian, Meridian, ID. The fountain and outdoor eateries along with condos, shopping and family spaces are tremendous.

<http://youtu.be/Ot62IUwqaLI> = The development http://youtu.be/d0MT_psiWU

= The fountain

More images below:



I love the idea of some water features, but to have too much water in the plan would be a mistake in my opinion. Tough on parents to manage kids around dangerous water areas versus a few features, and would take away from greenways to sit and enjoy the space.

Could there be 4 burrows you might find in a city, like NYC, Seattle, etc.? Each could have a distinctive style or décor/era, but all would intersect and be intentional in their design and layout. layout.

1. Family w/young children focus
2. Young singles, couples, professionals focus
3. Pure entertainment/ shopping, etc. focus

4. Professional and residential focus

Can the area build out intentionally to connect with established bike pathways for easy access by exercising individuals to come into the space.

Lot of open air restaurant space, modern playgrounds for children, lots of grass.

I like the idea that parking not be central at all to the space. Park behind, underneath, above, but not where people are walking and enjoying the space. Nothing worse than exhaust and danger to kids while you are trying to enjoy a nice space on a nice day.

OBVIOUSLY, a performing arts center at or near a prominent piece of the property.

Open grass seating amphitheater and open greenways for simply enjoying the space and hosting multiple live events.

Intentional coves of natural or fixed seating/gathering for groups of 8-12, circular spaces, build throughout the property. Circles are what create community.

Potentially a simple core area that could host an ice skating rink, Xmas tree lighting, parade routes etc. to share in community throughout the year as THE destination. Could be in the same grass of the amphitheater open air venue...

Just a few ideas...thanks for allowing me to share.

Kyle A. Vierck

Assistant Director of Athletics

Columbia Basin College

kvierck@columbiabasin.edu

509.542.4466

From: Dennis J. Sweeney [mailto:sween2150@charter.net]

Sent: Wednesday, November 12, 2014 1:09 PM

To: Vista Field

Subject: Comment on Vista Field Master Plan

I cannot attend the public comment sessions for the redevelopment of Vista Field. The Tri-Cities is long overdue for a performing arts center. Please consider this.

I have lived in this community since 1972. My wife Judy has lived here since 1962. Whether it is the Master Singers, or the Symphony, or local theater or any other musical groups or theater groups, we need suitable space if this community is to move ahead culturally.

Thank you

Dennis J. Sweeney

2150 Harris Ave

Richland, WA 509

943 6634

From: Jennifer Hutchinson [mailto:jnwh27@yahoo.com]

Sent: Wednesday, November 12, 2014 11:04 AM

To: Vista Field

Subject: Performing arts center

Hello

My daughter dances for Mid-Columbia ballet. We would love to have a performing arts center built at vista field. I know there are lots of things to think about when developing an area but a performing arts center is an important part of a vital city!

Thank you!
Jennifer Hutchinson

From: James Paglieri [mailto:jnpaglieri@gmail.com]
Sent: Wednesday, November 12, 2014 9:12 AM
To: Vista Field
Cc: adm@midcolumbiasymphony.org
Subject: Vista Field Redevelopment

Dear Port of Kennewick,
As Tri-Cities residents and supporters of the arts (both by attendance and financially), we strongly urge that a Performing Arts Center be included in redevelopment plans for Vista Field. Now that several major projects have been completed (the Reach Museum and the Carousel), it is timely that the community proceed with building a Performing Arts Center. Existing facilities in the Tri-Cities are not adequate for a number of different performances (e.g. for one play at the Richland High School Auditorium, young children had to go outdoors in inclement weather between another building and the auditorium for different acts). In addition, a vibrant cultural scene attracts visitors and businesses to the Tri-City area.

In conclusion, an adequate Performing Arts Center is urgently needed in the Tri-Cities and Vista Field is an ideal location.

Respectfully,
Jim & Sheryl Paglieri
1734 Horn Ave.
Richland, WA 99354-2314
Ph. 509-946-1527

From: Denise and Kevin Anderson [mailto:dnkanderson1@charter.net]
Sent: Tuesday, November 11, 2014 10:36 PM To:
Vista Field
Subject: Vista field development

Please consider adding a regional performing arts center to the Vista field development plans. Our town is sorely lacking in an arts facility. I fully support a performing arts center in the Tri Cities.

Denise and Kevin Anderson

From: Judy Sweeney [mailto:judy6634@hotmail.com]
Sent: Tuesday, November 11, 2014 3:52 PM

To: Vista Field

Subject: The need for a PERFORMING ARTS CENTER

To whom it may concern:

I am writing to urge you to put a PERFORMING ARTS CENTER at the top of your list for development. This PERFORMING ARTS CENTER would provide a wonderful opportunity to bring new entertainment and new revenue to the Tri-Cities, not to mention the marginal venues our local performing artists, symphony, master singers and audiences have endured all these years.

It really IS TIME for a PERFORMING ARTS CENTER when you consider the size and need of our population.

Thank you,
Judy Sweeney
Richland

From: Gayle G [mailto:ksyrah13@gmail.com]

Sent: Tuesday, November 11, 2014 3:42 PM **To:**

Vista Field

Subject: Ideas for Vista Field

I like the ideas the architecture firm has presented at the Visit Tri-Cities meeting. I would like to live in a planned community with walkability to shops, restaurants, art galleries, wineries, coffee bars, a library or bookstore, movie/live theaters and a performing arts center.

My dream location for my retirement home would be living upstairs in a 2 or 3 bedroom loft above the stores with stairs AND an elevator. 1,000 to 2,000sq. ft.

The other thing we HAVE to have is a Trader Joes.

Looking forward to seeing the presentations.

Gayle Garvie

From: Miriam Gormley [mailto:miriamgormley@yahoo.com]

Sent: Tuesday, November 11, 2014 1:52 PM

To: Vista Field

Subject: Suggestion to link vista field to Toyota Center and Arena via Plaza on Southeast corner of Toyota Arena

Thank you Port of Kennewick for the Vista Vision public input meetings.

The suggestion noted in the TCH on a community Ice Rink was wonderful. We actually already have one adjacent to Vista Field that not many in our community know about. I'd like to suggest opening up the Southeast Corner of the Toyota Arena with an atrium lobby opening to a plaza that could connect the Toyota Center, and the Toyota Arena to the envisioned development. An atrium lobby on an existing year-round rink would create as well as augment the public spaces and activities that are envisioned for the Vista Field development. Lean urban planning makes use of what we have!

Miriam Gormley

From: Lisa Haggerty [mailto:lhaggerty63@gmail.com]

Sent: Tuesday, November 11, 2014 1:14 PM

To: Vista Field

Subject: Development Project

I am writing to communicate my support for a performing arts center as part of the Vista Field development.

Sincerely,

Lisa Haggerty

From: Ron Longwell [mailto:cj8fornon@gmail.com]

Sent: Tuesday, November 11, 2014 11:34 AM

To: Vista Field

Subject: Development of Vista Field in Kennewick

As a part of the development of Vista Field I'd like to promote the inclusion of a center for the performing arts. We need to have the space and culture that this brings to the tri-cities.

Ron Longwell

From: Margaux Cannon [mailto:halcyonhouse1@charter.net]

Sent: Tuesday, November 11, 2014 5:41 AM

To: Vista Field

Subject: Performing Arts Center

To Whom it may concern,

I am a "Native" of the Tri-Cities who has spent much of my life performing with local productions here. I see how desperately we need a dedicated performing Arts Center to serve this area.

I hope you and those serving the Port of Kennewick are ready to acknowledge how desperately we need to keep Performing Arts alive and well in this area by providing an assessable Venue. There is no "Screen" that can ever bring the enrichment that a well-executed live performance can bring to your soul!!

Please vote to bring this Performing Arts Center and to keep "The Arts" alive in our community! It is time!!!

Margaux Cannon-Green

From: Thomas Wallace [mailto:tomawallace@hotmail.com]

Sent: Tuesday, November 11, 2014 5:18 AM

To: Vista Field

Subject: public input for Vista Field

I recently saw the Broadway musical Beauty and the Beast at the Windermere Theater. The show was fantastic but the venue was terrible.

The seats were uncomfortable and we could not see half of the stage. I think it is time to build a theater at the Vista field area where Broadway shows can be held. It can be called Tri-City Center of Performing Arts. I have talked to some people at the show and they feel the same way. I hope my suggestion will be seriously considered.

Thank you.

Cynthia de los Reyes

From: Travis Semmens [mailto:tdsemmens@yahoo.com]

Sent: Monday, November 10, 2014 10:22 PM

To: Vista Field

Subject: Vista Field Design

Dear planning committee,

I would like to express my opinion on the Vista Field design. I feel it is crucial for our community to support the arts in our area and a performing arts center would be a huge benefit. By creating a public space designed for community

enjoyment we enhance the lives of our citizens. A performing art center adds creativity, promotes wellness, and creates a template for tourism. This area can be used to inspire the aesthetic nature of our community. Developing the Tri-cities into a destination helps to shore up the foundation of our community therefore making a strong and sustainable local society which will have long term benefits both economically and culturally.

Thank you, Amy Semmens

From: Benita Brown [mailto:benita.brown@gmail.com]

Sent: Monday, November 10, 2014 8:58 PM

To: Vista Field

Subject: Vista Field Redevelopment

I appreciate the effort the Port of Kennewick is making to get public input about the redevelopment of Vista Field. My schedule does not allow me to attend the charrette this week, so I am glad to have the option of providing input this way.

For me, the biggest priority for the Vista Field land is to have a site for a performing arts center for the Tri-Cities. Many of our local performing arts groups are "homeless," relying on local churches and schools to for temporary access to their facilities. Many professional touring companies do not come to the Tri-Cities, because of a lack of suitable performance space. They go to towns with smaller populations that have appropriate performance spaces. Tri-Citian's leave town, with their dollars, in order to enjoy those performances. It makes sense to have a performing arts center near the convention center and the arena.

I understand many people have already voiced a desire for pedestrian spaces. I agree. I would like to add to that, bicycle paths. The Vista Field area is a long walk from the Columbia River, but would be a comfortable bicycle ride, if only there were safe paths. We already have a wonderful network of bicycle paths in the Tri-Cities; adding a connection to the Vista Field area would leverage an asset that already exists.

Benita Brown
470 Mainmast Ct.
Richland WA 99354

From: Townsend, Phillip [mailto:pjtownse@bechtel.com]

Sent: Monday, November 10, 2014 3:25 PM

To: Vista Field

Subject: Input per recent presentation to LTCAA

Thanks you for doing this... loved all the ideas presented so far last Friday at the LTCAA 1st Friday event. A Few other ideas to consider for the Vista Field redevelopment:

	Unique / Postcard Potential	Livability	Transportation / Traffic/ Congestion Avoidance	Repurposing
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Extend the boundaries of the redevelopment by providing "interconnectedness" with other entertainment and recreation outside of the "103 acres" -- e.g.:

-- a cute/picturesque trolley (<i>anything but the bus</i>)	X			X
to connect to Columbia Park (amphitheater,				

playground of dreams, etc.); Col Ctr Mall

-- a gondola to connect to the Columbia Park or even a second stage across the river to Pasco

Turn the streets "inside out". Put the storefronts facing walking corridors/alleys/canal embankments

X X

(not sidewalks on streets). The streets in/out are only (mostly) utilitarian.

Love the idea of themed mini-neighborhoods. Recommend each have a "plaza" or town square (pedestrian only). Imagine all the old

X X

small and mid-sized cities in Europe with plazas near the town hall and main cathedral/church. That's where everyone congregates, walks, visits cafes,...

If including a performing arts center (which I strongly favor), please include adjacent pleasant green space,

X X

and/or statuary, and/or pleasant walking area -- not just a parking lot.

If looking for a repurposing of a portion of the runway, consider a go kart track as part of an amusement/entertainment area.

X

Love the idea of waterways (ala "Riverwalk") -- add mosquito fish to control the mosquito larvae. They'll survive the winter under any ice as long as there's some mud or silt at the bottom.

X X

Improve access to Edison and Col. Ctr. Blvd. The interchange at Canal and Edison may also need to be improved.

X

Phil Townsend
LTC Class VII
509-371-8956 (w)
509-308-0152 (c)

From: curly head [mailto:curly.head@hotmail.com]

Sent: Monday, November 10, 2014 10:48 AM

To: Vista Field

Subject: Redevelopment Plan

Please include a Performing Arts Center in plans for Vista Field redevelopment. Musical events of all kinds currently suffer from a lack of appropriate venues in the Tri-Cities. A purpose-built building would serve not only the many organizations that perform locally but would draw patrons from surrounding areas to spend money in hotels, restaurants and stores.

D. Felton
Richland, Washington

From: Rebecca Sutherland [mailto:rebeccas@bfhd.wa.gov]

Sent: Monday, November 10, 2014 10:54 AM

To: Vista Field

Subject: Input on Vista Field

Hello!

While I am unable to attend the meeting today (November 10th), I have some ideas about how the space might be useful to the community.

Please consider including the following:

- Complete streets (street, well-marked & well lit bike lanes, cross walks, grass/tree/shrub barrier, then sidewalk for pedestrians) BEFORE any businesses
- Businesses AND Open spaces with parks/community gardens with picnic tables, benches, water fountains, bike racks (or better-a bike rental/sharing program like the recent development in Seattle), and trash/recycling receptacles
- Keep some of the native vegetation and include attractive, permanent signage educating residents and visitors about the native plants & animals
- Basketball court(s) with rules posted (created by local teens-maybe from the alternative high schools)
- Colorful Murals on the sides of businesses promoting healthy eating and exercise among people of all demographics (age, race/ethnicity, etc.)

Thank you for asking the public for their input!

Sincerely,

-Rebecca

From: simmonsfour@frontier.com [mailto:simmonsfour@frontier.com]

Sent: Monday, November 10, 2014 10:50 AM

To: Vista Field

Subject: PLEASE build a Performing Arts Center

Port of Kennewick,

It is not only imperative, but long overdue that the Tri-City area have a high quality performing arts center.

Think of the various artists we could draw to the area if we only had a proper venue for them to perform in!

Think of the tourist dollars that would bring to our area!

Think of the enrichment our local youth could receive from world class performances!

There is a LOT of talent that resides in our area, and a lot of talent that passes through from time to time. Wouldn't it be amazing to see that talent perform to the BEST OF ITS ABILITY in every way, instead of just getting by on small auditoriums, high school stages, makeshift settings, etc...

Think big, think quality, think PERFORMING ARTS CENTER now!

Thank you,

Andrea Simmons

From: Bob & Stephanie [mailto:rsbauman4@frontier.com]

Sent: Monday, November 10, 2014 8:10 AM

To: Vista Field

Subject: Performing arts center

We wanted to take this opportunity to convey our strong support a performing arts center as part of the Vista Field development. For over 10 years, we have regularly attended events by the Mid-Columbia Ballet and, even with the limitations of the Richland High School auditorium, have been so impressed by the productions. We also commend the important work they do introducing students in the local school districts to the arts through the performances of

Nutcracker for 5th graders. Undoubtedly, our community would be enriched by a venue designed specifically for the performing arts which could be used by the Mid-Columbia Ballet, Mid-Columbia Symphony, Mid-Columbia Mastersingers and others!

Sincerely,
Robert and Stephanie Bauman

From: Karena [mailto:karenavandyke@hotmail.com]

Sent: Sunday, November 09, 2014 10:47 PM **To:** Vista Field

Subject: Development of Vista Field

I support a performing arts center for the Development of Vista Field! Thanks

Karena VanDyke and Family

From: Rich Carterby [mailto:carterby.r@gmail.com]

Sent: Sunday, November 09, 2014 9:16 PM

To: Vista Field

Subject: Vista Fields Development

To whom it may concern:

I understand your committee is seeking input from the community regarding the development of Vista Fields. I have been following the changes to the area fairly close as I both work near the area, and have an interest in improving the community. I have been involved in performing arts in the area for over 18 years. Many of those with the Mid-Columbia Symphony. Prior to living in the "Tri-Cities" the many groups I performed with had wonderful venues to both perform at as well as attend shows, concerts, dance performance, etc... I believe that this is the one large option that we are missing in our wonderful cities!

The opportunities that a proper Performing Arts Hall, or whatever you would like to call it, would bring are endless. I mentioned playing in the Symphony, but that is just one piece of why I encourage you to consider a Performing Arts Center. I have children that have grown up both performing with various arts groups (Mid-Columbia Ballet, MCMT, The Dance Class, etc...) sometimes alongside me and watching various performances. I believe that they, my children along with other children in the community deserve the chance to hone their crafts in a world class environment. The community also deserves the opportunity to watch world class shows in this type of venue. I don't want to downplay the hard work the folks at The Windermere Theater have done, but there is only so much you can do with an arena setting. They have done a fantastic job, but the community deserves more.

So to recap, please consider the idea of a Performing Arts Center to be built in the Vista Fields location.

Thank you for your time.

Sincerely,
Richard Carterby

From: greenstan [mailto:greenstan@charter.net]

Sent: Sunday, November 09, 2014 9:05 PM

To: Vista Field

Subject: Performing Arts Center

As a local musician, I can tell you that we have a great need for a performance arts center. I am a member of the Mid - Columbia Symphony and perform with other local performing arts groups as well (ACT, MCMT, MCMS). With each show I think forward towards the day when our community has a proper performing arts center to house all these productions. Let's make it a reality!

Sincerely,
Lisa Sorenson

From: Brian Dawson [mailto:bdawson74@hotmail.com]

Sent: Sunday, November 09, 2014 4:54 PM **To:**

Vista Field

Subject: Performing Arts Center

Please consider adding a true performing arts center to the plans for Vista Field development. The Tri-Cities is in great need of this cultural addition to the community.

Thank you.

Brian Dawson, MD 11808
Shoreline Court Pasco, WA
99301

From: Jessica Munnell [mailto:jessmunnell@gmail.com]

Sent: Sunday, November 09, 2014 4:33 PM

To: Vista Field

Subject: Vista field development

We support including a performing arts facility in the plans for the vista field development.

Sincerely,

Juan and Jessica Munoz Oca

From: Kay Kerbyson [mailto:hilltapper@hotmail.com]

Sent: Sunday, November 09, 2014 4:26 PM

To: Vista Field

Subject: suggestions

I would like to see a performing arts center as part of the Vista Field development.

Thanks

Kay Kerbyson West Richland
505 603 7878

From: Jody Johnson [mailto:joderbug1@gmail.com]

Sent: Sunday, November 09, 2014 3:50 PM

To: Vista Field

Subject: Vista Field

To whom it may concern:

I believe that this community would benefit from having a performing arts center. The Vista Field area would be a great spot to place such a facility because it is near the Toyota Center and Convention center where there are a lot of amenities nearby. Thank you for taking the time to put this into consideration.

Jody Longwell
Parent of two dancers

From: Madeleine Brown [mailto:mxbrown9@gmail.com]
Sent: Sunday, November 09, 2014 3:49 PM
To: Vista Field
Subject: Vista Field Vision

I know I'll have more input but will share my strongest opinions now, with regret I cannot attend much if any of the Charrette.

1. Performing Arts Center! This is most important gift to the community. We sorely, sorely lack a center for performing arts.
2. Preserve any remaining habitat. Please, consider the shrinking and vital shrub-steppe habitat, and save what little there still is.
3. Please don't sell off the land to chains. Let's not have Generic America.

Madeleine Brown
Richland

From: Rocky Sahota [mailto:rocky19102@gmail.com]
Sent: Sunday, November 09, 2014 2:44 PM
To: Vista Field
Subject: Performing arts center

My name is Janmeet Sahota. I live in Kennewick and support the building of a performing arts center. Please call me with any questions. 718-781-0154.

From: Samantha Carterby [mailto:carterby.s@gmail.com]
Sent: Sunday, November 09, 2014 1:39 PM
To: Vista Field
Subject: Performing arts building

As a member of the performing arts community in our town I am desperate to see a building dedicated to our needs. I feel we have adequate space for meetings and dances. We have arenas for rodeos and "fair/expo" type activities. Our school auditoriums are all rented a year in advance and are smaller than needed for most of our areas events. Please! Help us by considering a performing arts building in your plans.

Samantha Carterby

From: Rebecka Saunders [mailto:resymeda@gmail.com]
Sent: Sunday, November 09, 2014 1:34 PM
To: Vista Field
Subject: Vista Field Development

To Whom It May Concern:

I have three children that participate in Ballet, Tap Dance, school drama clubs, and music lessons. I believe that the Tri-Cities should expand performing arts opportunities in our community. I support a performing arts center as part of the Vista Field development.

Thank you,

Rebecka Saunders

From: Peter Mellinger [mailto:ybrgrape@yahoo.com]

Sent: Thursday, November 06, 2014 1:49 PM

To: Vista Field

Subject: Condominium's

I for one would love to see multiple circular condominium's built on the North end of Vista Field included in the master plan. I saw a set of these while in Chicago last May. They were perhaps even 15 stories high with shops on the ground floor followed by 4 levels of open-backed parking (all cars backed in, perhaps for more efficient exit in case of an emergency), followed by 6 to 10 levels of living space. Landscaped walking space between buildings for shopping, coffee houses and benches would fit with one idea issued by Kennewick for a common area w/o car traffic. Many of the condos would have a river view and offer potential residences any compass direction for their view.

Thanks for the opportunity to submit a comment. I would be one of the first condo purchasers in line.

Pete Mellinger, 77005 S. Badger Meadows Dr., Kennewick, WA

From: Austin [mailto:austintaylorkaden@yahoo.com]

Sent: Tuesday, November 04, 2014 3:44 PM

To: Vista Field

Subject: Drag strip

Please make this place a local drag strip. I would invest my own time and money into it to make it happen. There would be no changes needed to the property at all, it is perfect as is. And a big way to generate revenue and keep illegal racing off the streets, I could get a huge poll of people who would use it every weekend. And keep our streets safe and keep kids out of trouble.

From: Lesa Morris [mailto:superbee746@gmail.com]

Sent: Tuesday, November 04, 2014 12:21 PM

To: Vista Field

Subject: Suggestion for vista field

My name is Lesa Morris. I have lived in tri cities my entire 40 years of life. I was sent this info regarding vista field rezoning, which inspired me to inquire about an idea I've been working on for almost 3 years. My goal is to open a drag strip locally. Not only is it a great passion of mine, but I have discovered SEVERAL thousand other car enthusiasts that share my same passion. Unfortunately, the closest location to race is 60+ miles, which can be very costly. Therefore, I have discovered MANY decide to use our public streets. In speaking with law enforcement, this has become very troublesome, and extremely unsafe. So, that has been my motivator. KEEP THE KIDS OFF THE STREET, SAFE, AND HAVE THE ABILITY TO FULLFILL THEIR OWN PASSION....LEGALLY.

I have discovered that not only here in tri cities, but Oregon, Idaho, Georgia, and many other states share this same passion. I honestly believe opening a strip here, would benefit SEVERAL local automotive businesses, as well as bring many enthusiasts from all over the country...for events...and in time, and growth, may be included in NHRA nationals. It would also benefit our yearly event COOL DESERT NIGHT. This location would be a lot safer, than closing

down and causing kais on George Washington way. I could go on and on of all the positive this would bring to the tri cities, but I probably need to know first who should speak with, and what I need to prove my idea.

If you could please let me know what I can do to at least put my suggestion out there, and to the person who can make this dream a reality, I would greatly appreciate it. My email is pinkribbon22@hotmail.com, or superbee746@gmail.com my phone number is 509 948-4922. My address is 1207 n. Jefferson St. Kennewick. And again my name is Lesa Morris. I appreciate your time, and I look forward to any help you can offer us. Have a fabulous day!!

From: Jerri [mailto:jerrimain@charter.net]
Sent: Monday, November 03, 2014 5:04 PM
To: Vista Field
Subject: Vista Field Public Input

The Tri-Cities has long wanted a Performing Arts Center, since the 1970s to my knowledge, maybe earlier than that! I understand there is still vacant land in the Vista Field area that might be suitable. If true, I'd sure like to see a new Center for Performing Arts there!

Jerri Main,
6016 Majestia Ln,
Pasco 99301 380-5152

From: Lori Wollerman Nelson [mailto:wollerman.nelson@gmail.com]
Sent: Monday, November 03, 2014 9:35 AM
To: Vista Field
Subject: public input comment

To Whom It May Concern:

I wish to express my support for the inclusion of a performing arts center as part of the redevelopment of Vista Field.

My family and I regularly attend theater and symphony performances in the Tri-Cities. Typically they are held at Richland High School's auditorium. It is a pleasing space, to be sure, but also one that is mutually inconvenient and difficult for all parties involved.

Richland High School groups, like the Concert Band, Wood Ensemble, Orchestra, and Jazz Bands, must plan performances and rehearsals around outside schedules. When they do perform, they displace the symphony, or the musical theater, or the children's theater from the space.

Any group that is rehearsing for a performance, such as the Mid-Columbia Symphony or the Mid-Columbia Musical Theater, must navigate school schedules as well. In addition, there are programs that these groups cannot offer without a dedicated space, including workshops and classes for members of the local community.

A dedicated performing arts venue would establish the Tri-Cities as a destination for music and theater. It would allow the artists in our community to provide public access to music and art classes. I encourage you to include such a venue in the redevelopment of Vista Field.

Sincerely, Lori Nelson
Lori Wollerman Nelson
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From: Luis [mailto:lace17@hotmail.com]
Sent: Thursday, October 30, 2014 4:38 PM
To: Vista Field
Subject:

Hello,

It is exciting to see this opportunity to create something unique for the Tri-Cities. I would love to see this area become the Downtown for the region.

We need a main attraction, something different and special.

Something like Charlottesville Mall with pedestrians only street surrounded by cafes, restaurants, wine tasting, galleries, bookstores....

...with the millennium park in Chicago dividing the street in two parts.

An iconic art piece like the Cloud Gate is essential.

Finally, a large gallery like the one in the Seattle Center that is showcasing

Chihuly Garden and Glass. We need to attract artist to our city.

This gallery can sit right next to the convention center and Toyota center.

Thank You

<http://www.visitcharlottesville.org/listings/?listingID=337>

http://www.cityofchicago.org/city/en/depts/dca/supp_info/millennium_park.html

From: Kathleen Clary-Cooke [mailto:Kathleenc@bfhd.wa.gov]
Sent: Monday, October 27, 2014 12:32 PM
To: Vista Field
Subject: Vista Field Wish List

Performing Arts Center

Community Meeting Room

Commercial Kitchen

Restaurants – Food Trucks, Panera

Trader Joe's, Trader Joe's, Trader Joes!

Family gathering spaces – fountains with areas to wade and cool off

Pedestrian area where there could be a Saturday Market, similar to Boise's

Room for outdoor performance area

Kathleen Clary-Cooke

Safe Kids Benton-Franklin

Benton Franklin Health District

509.460.4214

kathleenc@bfhd.wa.gov

From: Christine Miller [mailto:miller.supernatural@gmail.com]

Sent: Friday, October 17, 2014 4:26 PM

To: Vista Field

Subject: My input for Vista Field future

All the ideas and plan I have seen and read about for the redevelopment of the Vista Field area sound very good and appropriate. We need or could use everything I've seen suggested.

My concern is that using professional designers from outside this area will result in a generic feeling instead of a proud-of-our-roots-and-what-made-this-place-unique pride.

The new branding idea for the Tri-Cities, the Bolder, Bright and Better Tri-Cities with numerous exclamation points is the type of generic professionalism I am talking about. It ignores everything our area is, based on the assumption there really is nothing unique or worth promoting or celebrating about our area. This is deeply offensive to me and everyone else I know!

I like the Tri-Cities a great deal for just what it is: uncrowded, friendly, very lightly sophisticated suburban area surrounded with irrigated agriculture in a beautiful desert region with great weather, clean air, and lots of hard-working people with sound values. Good schools. It's a place that was grown large with government money that is working hard to become less dependent on that source. It is poised to grow into a far reaching food and beverage cluster. It has become home to a large number of people from different countries. It has a 70 year old symphony in need of a home, enjoys fabulous sunsets, is set around three rivers, possesses Lewis and Clark heritage, etc. Somehow, all this needs to be taken into account when the Vista Field area is designed so who we really are is reflected instead of just who other people think we should be.

Perhaps if the professional designers used creative, forward thinking locals for collaboration the potential pitfalls could be avoided.

Christine Miller, 6507 W. Willamette Ave., Kennewick, WA 99336

From: Richard Reuther [mailto:upstage@charter.net]

Sent: Saturday, August 16, 2014 4:05 AM

To: Larry Peterson

Subject: Re: FW: Vista Field Redevelopment (Master Planning Process)

Larry,

Thank you for checking in on this. I'd be glad to contribute to the conversation regarding what I and many others see as the best opportunity for improving the cultural landscape here in the Tri-Cities. Maybe even planning for some "green" development in the process.

Richard Reuther

375-3531

From: Ken Soares [mailto:foxbat1@earthlink.net]

Sent: Friday, August 15, 2014 6:41 PM **To:**

Larry Peterson

Subject: RE: Vista Field Redevelopment (Master Planning Process)

You have destroyed a good airport that you previously said you would keep open. I am not interested in your continued greed and poor decision making.

Ken Soares