

ECONOMIC OUTLOOK

MARCH 11TH, 2021

ROHANA CARMICHAEL
ECONOMIC DEVELOPMENT & MARKETING



WHAT WE NEED

	Vista Field / CCB	Downtown / Waterfront	Southridge	Clearwater	Bob Olsen Pkwy / Hansen Park
Restaurants	X				
Retailers	X	X		X	
Grocery Stores		X		X (West)	X
Class A Office	X		X		X
Class B Office		X	X	X	
Mixed Use	X	X	X		X

INCENTIVES TO DEVELOP

- FIVE-WEEK COMMERCIAL PERMITTING
- EXPRESS PERMITTING PROGRAM
- LOW \$\$\$ VACANT LAND SALES
- EFFLUENT TREATMENT SYSTEM
- BREWERY WASTEWATER TOOLKIT
- OPPORTUNITY ZONES



DOWNTOWN / WATERFRONT



19 W. Canal Street



112 W. Kennewick Ave

- **THE NINETEEN, 5-STORY MIXED USE PROPERTY IN PROCESS**
- **HEBER HATCHETS OPENED**
- **DAVID'S SHOES UNDER NEW OWNERSHIP - EXPANDING RETAIL SELECTION**
- **ROCKABILLY ROASTING IS COMPLETING CAFÉ AND ROASTERY EXPANSION - RE-OPENING PLANNED FOR SPRING 2021**
- **FARMERS MARKET SALES NEARLY DOUBLED IN 2020 UNDER RESTRICTED GUIDELINES**

DOWNTOWN / WATERFRONT



Columbia Gardens

- **COLUMBIA GARDENS DEVELOPMENT ADDED TWO ADDITIONAL TASTING ROOMS AND COMPLETED THE FOOD TRUCK PLAZA**
- **WASHINGTON STREET IMPROVEMENT PROJECT IS OUT FOR BID**
- **TWO-WAY WALK/BIKE PATH, STREETScape IMPROVEMENTS**
- **BNSF GRANT PROJECT NEARING COMPLETION – FUNDS USED FOR WAYFINDING**

VISTA AREA



Vista Filed Waterway



Convention Center

- VISTA FIELD FIRST 20 ACRES NEARING COMPLETION – PRIVATE DEVELOPMENT OPPORTUNITIES COMING AVAILABLE THIS YEAR
- PUBLIC CONVENTION CENTER EXPANSION, ADDING 2,000 SEAT PERFORMING ARTS THEATER
- PRIVATE PHASE I DEVELOPMENT ADDING HIGH-END HOTEL AND 40K-SF RETAIL CENTER

SOUTHRIDGE

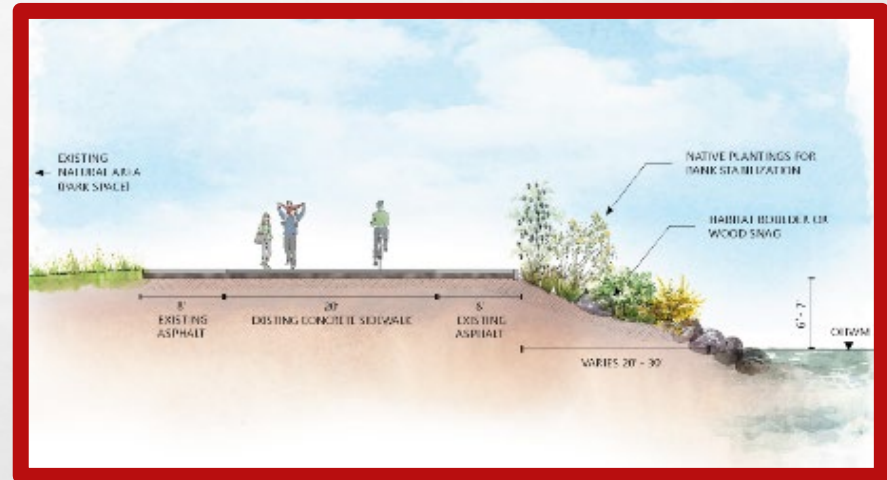


Comfort Suites

- 24,000 SQ. FT. HOSPITAL EXPANSION
- 93 UNIT HOTEL COMPLETED
- MIXED-USE DEVELOPMENT CONTAINING 16 DWELLING UNITS AND 5,200 SQ. FT. COMMERCIAL SPACE NEXT DOOR TO NEWLY COMPLETED SPORTSBAR
- 30,000 SQ. FT. ADDITION AT SOUTHRIDGE HIGH SCHOOL

WHAT'S COMING?

- BEAUTIFICATION AND SIGNAGE
PROJECTS UNIFYING COMMUNITY
WAYFINDING
- SHORELINE STABILIZATION AND
GROWTH
- CONNECTIVITY BETWEEN COLUMBIA
GARDENS AND DOWNTOWN
- US 395/RIDGELINE DRIVE
INTERCHANGE



THANK YOU!



ROHANA CARMICHAEL

ROHANA.CARMICHAEL@CI.KENNEWICK.WA.US

509.585.4532

WWW.GO2KENNEWICK.COM/BUSINESS

